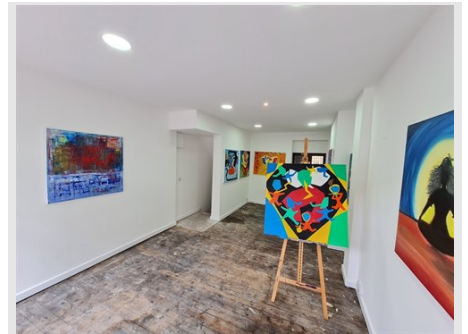


8 CROWN ROAD, ST MARGARETS, TW1 3EE



SUMMARY

- 798 sq ft (74.16 sq m)
- St Margarets Village
- Courtyard Garden
- Rent: £22,500 pax
- A new FRI lease for a term to be agreed

AMENITIES

- Busy Footfall
- Courtyard Garden
- Good Storage
- Suit Retail or Office
- Village Location



LOCATION

The premises are situated in a prominent busy retail parade in this affluent village situated between Richmond and Twickenham. St Margaret's mainline station is close by and there is easy access to the A316, connecting to the M3.

DESCRIPTION

The shop comprises a mid terrace unit, benefiting from excellent retail area together with rear storage/office and large basement, max head height 1.37 m (4'6"). In addition there is a private courtyard garden which can be accessed directly from the shop and rear office. There are 2 WCs. The premises have been fully decorated throughout.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	267 sq ft (24.81 sq m)
Lwr Grd Floor	123 sq ft (11.43 sq m)
Basement	408 sq ft (37.92 sq m)
Total	798 sq ft (74 sq m)

LEASE / TERM

A new FRI lease for a term to be agreed

RENT

£22,500 pax

RATES

The Rateable Value is £10,500. A tenant may benefit from rates exemption.

VAT

VAT is not applicable

EPC RATING

On application

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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