

## 58-60 RICHMOND ROAD, TWICKENHAM, TW1 3BE

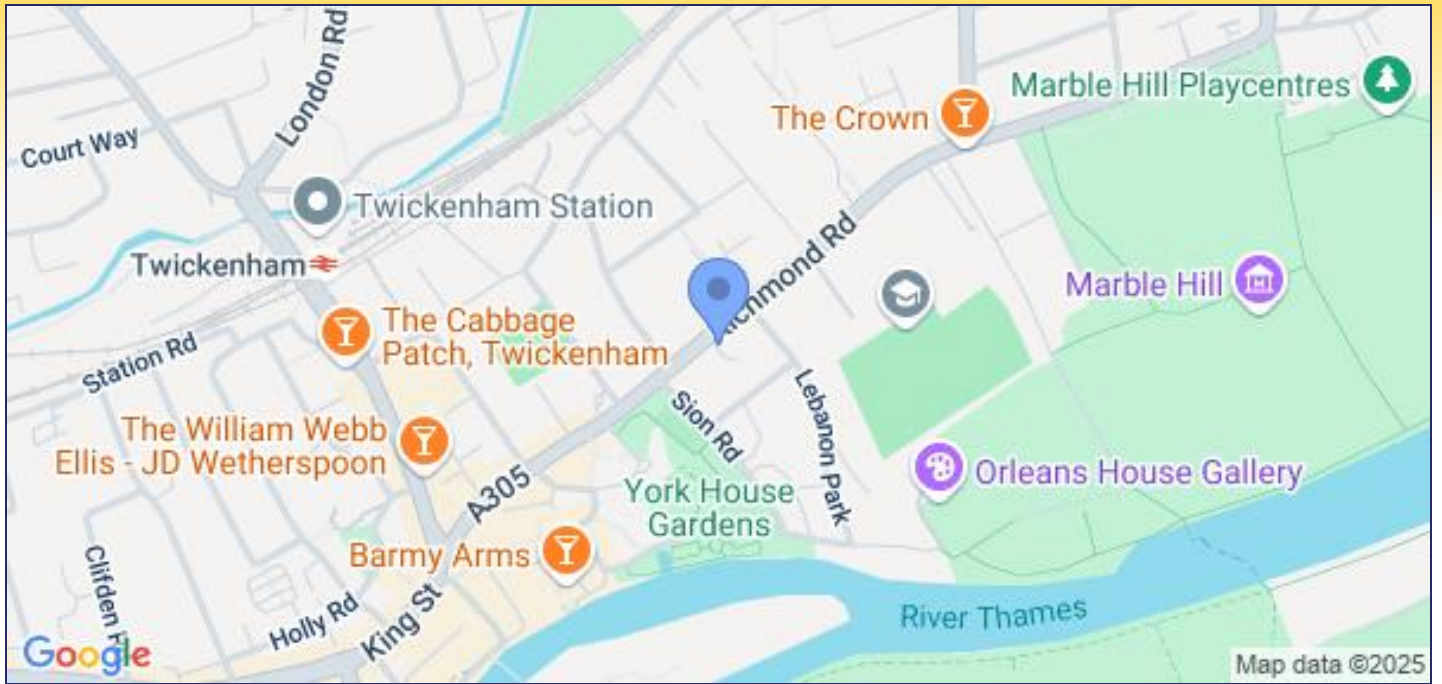


### SUMMARY

- 2,407 sq ft (223.70 sq m)
- Main Road Location
- Class E Use
- To Let
- Rent: Upon Application
- Available on a new Full Repairing and Insuring lease.

### AMENITIES

- Comfort Cooling
- Excellent Display Frontage
- Good Ceiling Height
- Kitchen Area
- Spotlights and Fluorescent Lighting



## LOCATION

The premises form part of a parade on the busy main road connecting Richmond with Twickenham within a very affluent area. Both Twickenham and St Margaret's stations are within a close walk and provide good service to London Waterloo Clapham Jct. and Putney. The A316 is within a short drive and provides direct access to the M3 and M25 orbital motorway.

## DESCRIPTION

The property consists of a double unit with excellent display frontage onto this busy main road. In addition to the retail area the premises benefit from basement storage and usual domestic offices.

## ACCOMMODATION

| FLOOR        | SIZE                          |
|--------------|-------------------------------|
| Ground Floor | 1,832 sq ft (170.26 sq m)     |
| Basement     | 575 sq ft (53.44 sq m)        |
| <b>Total</b> | <b>2,407 sq ft (224 sq m)</b> |

## LEASE / TERM

Available on a new Full Repairing and Insuring lease.

## RENT

Upon Application

## RATES

We note from the VOA website that the property has a Rateable Value of £32,500.

## VAT

VAT is not applicable

## EPC RATING

B (41)

## LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

## VIEWING

Viewing strictly by prior appointment with the agent:

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| David Keates<br>020 8940 2266<br>d.keates@martincampbell.co.uk | Richard Farndale<br>020 8940 2266<br>r.farndale@martincampbell.co.uk |
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