

58-60 RICHMOND ROAD, TWICKENHAM, TW1 3BE

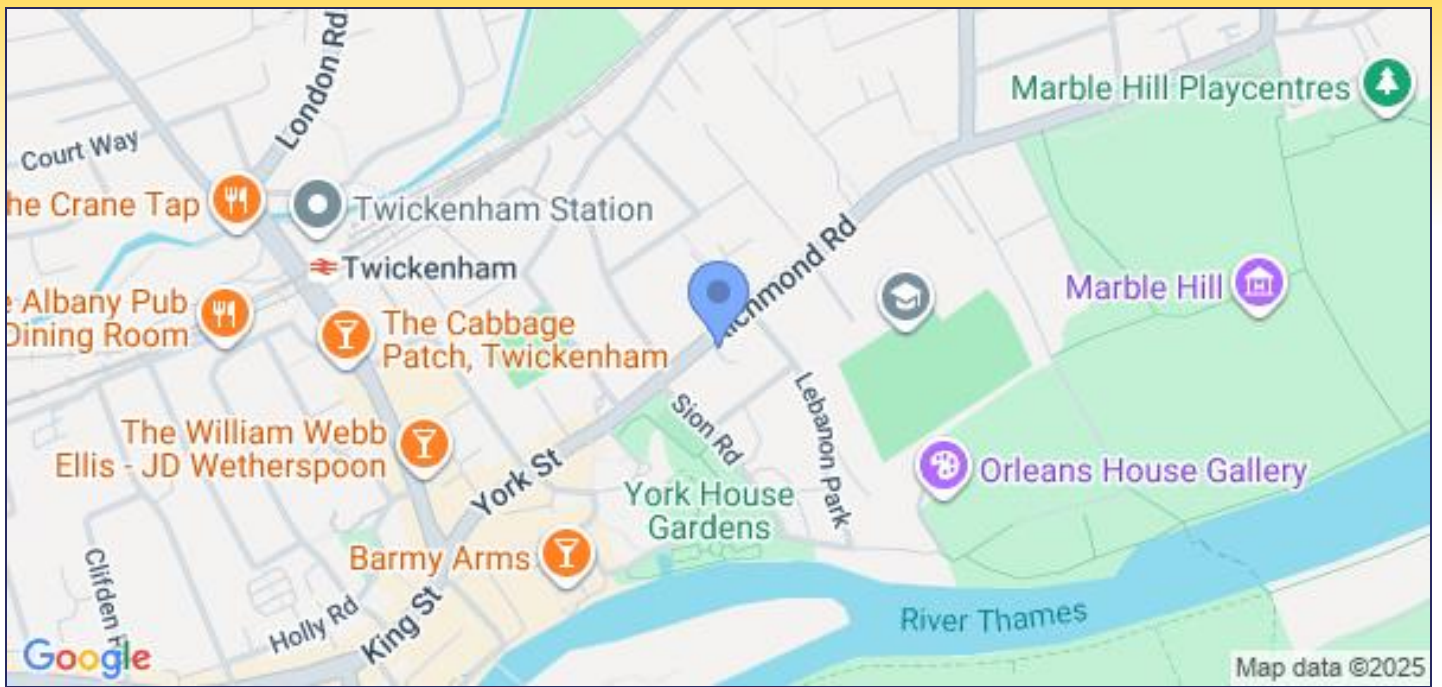


SUMMARY

- **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)
Total	2,407 sq ft (224 sq m)

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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