

ERSTONES

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21 KING STREET TWICKENHAM

TW1 3SD

bf.

brasierfreeth.com

Prime Retail Unit - E Class - Lease for Sale

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LOCATION

Twickenham is a vibrant and affluent suburban town located in the southwest of Greater London. Twickenham has a mix of independent and national shops, delis, pubs, and cafés. Twickenham Stadium is the third largest rugby stadium in the world with a capacity of 82,000 which draws huge volumes of visitors to the area. King Street is a 7-minute walk from Twickenham Station, which provides direct links to London Waterloo in under 25 minutes. Nearby retailers include Waterstones, Boots, Tesco, Esquires Coffee, Starbucks and Nando's.

DESCRIPTION

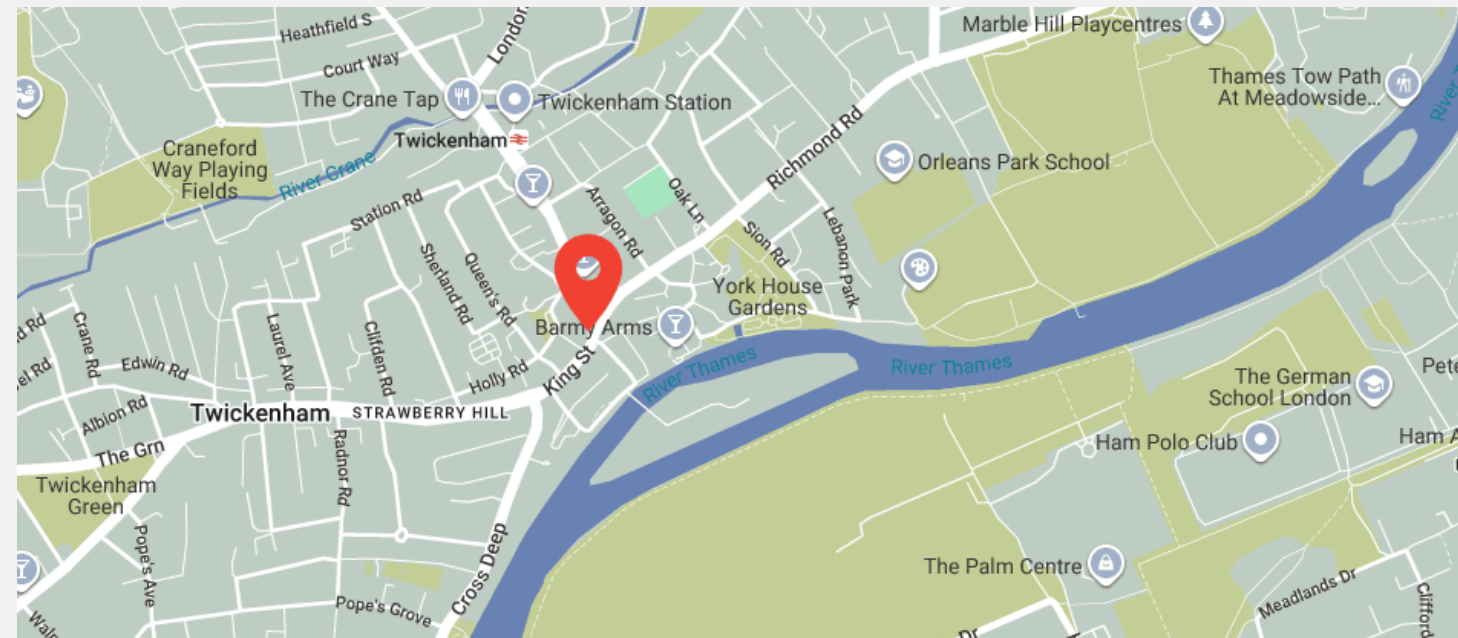
The shop is suitable to a variety of uses, however it is currently configured as a café with 29 covers, benefitting from a spacious kitchen, coffee bar and external seating.

ACCOMMODATION

The property is arranged over ground floor only with the following approximate area:-

Ground Floor	Size Sq.m	Size Sq.ft
Sales	149.80	1m612

Retail Opportunity
LEASE FOR SALE



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LEASE

Held on a 10-year eFRI lease from 4 August 2022, with the lease due to expire 29 November 2031 with an option to break 30 November 2026, held outside the Landlord and Tenant Act 1954.

RENT

The current rent is £50,000 per annum exclusive.

TERMS

Offers invited for a lease assignment.

EPC

Further details available upon request. B 28.

RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £40,500.

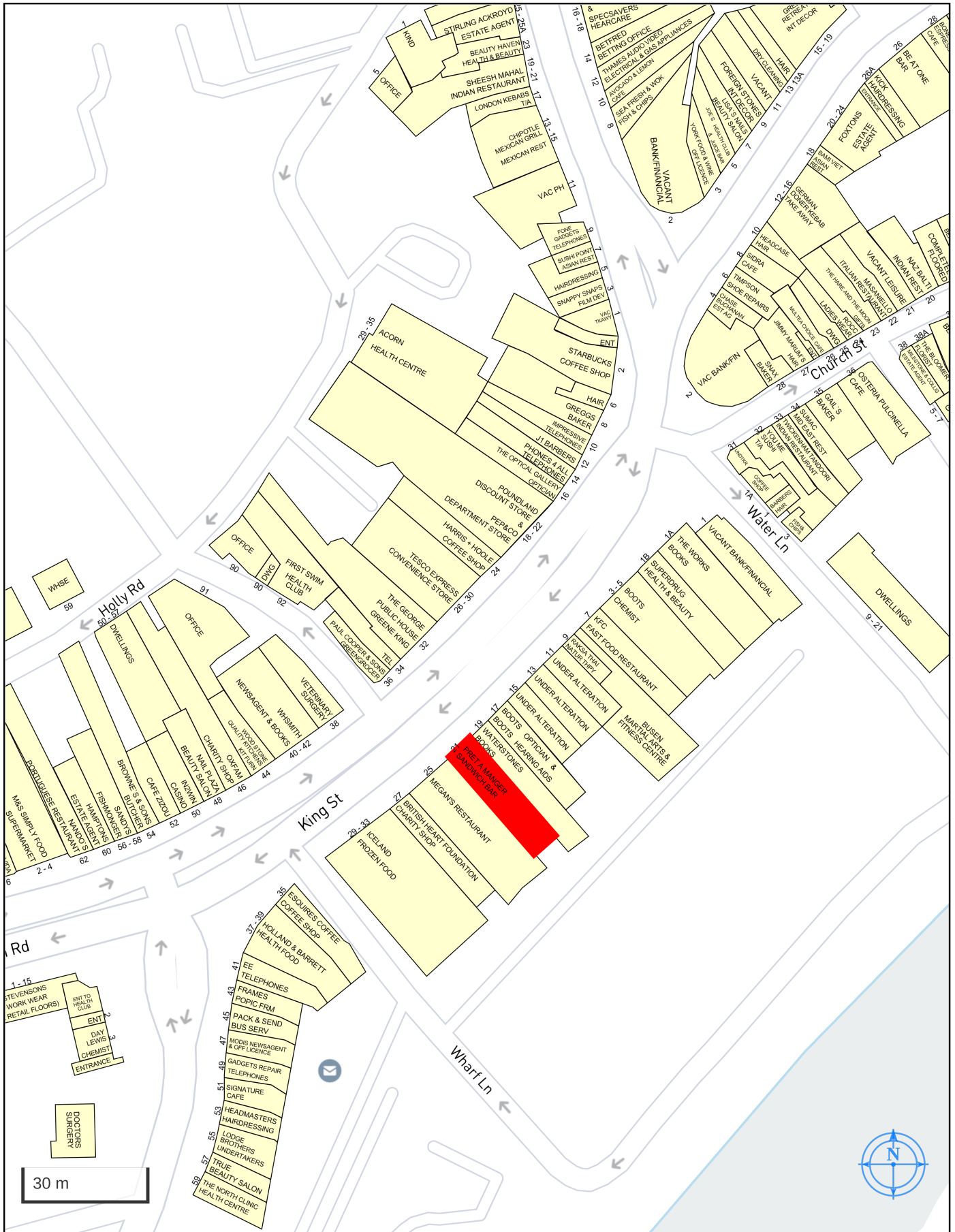
For rates payable please refer to the Local Charging Authority, Richmond Council - 020 8891 1411.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

Retail Opportunity
LEASE FOR SALE





CONTACT

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