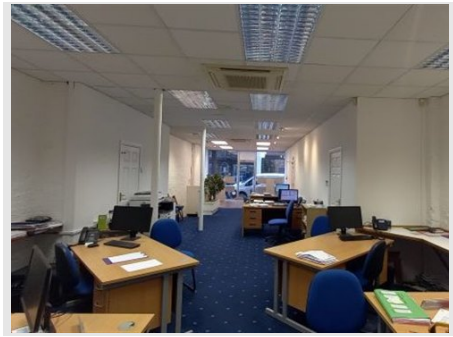
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

392 RICHMOND ROAD, EAST TWICKENHAM, TW1 2DY



SUMMARY

- **1,260 sq ft (117.10 sq m)**
- **Main Road Location nr. Richmond Bridge**
- **Class E Use**
- **To Let**
- **Rent: On Application**
- **Available on a new Full Repairing and Insuring lease for a term to be agreed.**

AMENITIES

- **Air Cooling/Heating Units**
- **Busy Shopping Location opposite the new Lidl & Deer Park School**
- **Kitchenette**
- **Rear Garden**
- **Useful Basement Storage with Full Head Height**

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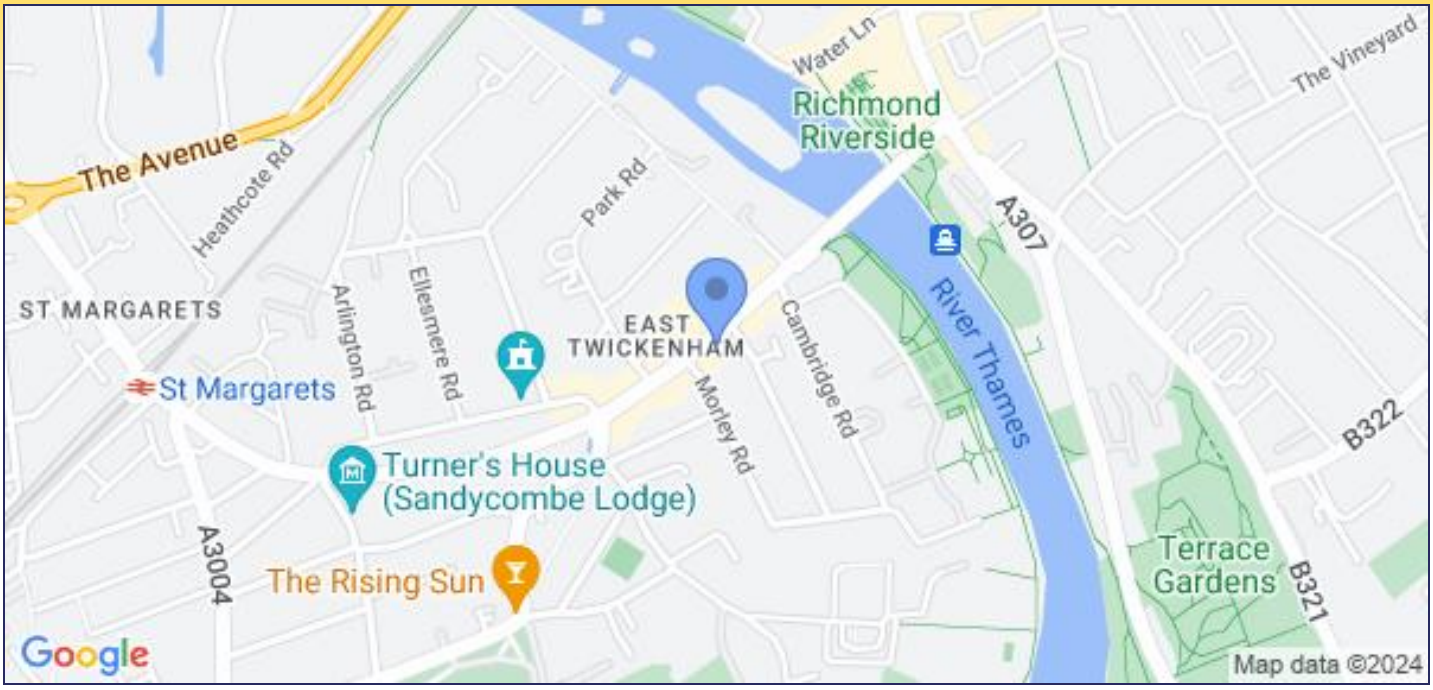

LOCATION

The property is located in a busy parade at the approach to Richmond Bridge opposite a new Lidl store and Deer Park School. Other retailers include a variety of convenience and specialist stores that serve the large East Twickenham catchment area. The A316 which provides direct access to the M3 and central London is within a short distance.

DESCRIPTION

Occupying a mid-terraced position in this popular parade close to Richmond Bridge, the premises are predominately open plan of a rectangular shape and ideal for a variety of uses. They benefits from both a kitchenette and 2 WCs. In addition a useful full head height basement. To the rear of the property there is a small garden, which also has access to Cresswell Road.

ACCOMMODATION

FLOOR	SIZE
Ground	956 sq ft (88.85 sq m)
Basement	304 sq ft (28.25 sq m)
Total	**1,260 sq ft (117 sq m)**

LEASE / TERM

Available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

On Application

RATES

We are advised that the Rateable Value is £23,500. From April 2023 this figure will reduce to £22,500

VAT

VAT is not applicable

EPC RATING

D (98)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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Property Ref: 4707. Date: 2024