

#### **Chartered Surveyors**

## TWICKENHAM 11 KING STREET - PRIME SHOP TO LET



Location

A prime position in the same block as **Boots**, **Patisserie Valerie**, **Waterstones**, **Starbucks**, **Holland & Barrett**, **Superdrug** and opposite **Cycle Republic**, **Harris & Hoole** and **Poundland**.

#### Accommodation

A rectangular unit arranged on ground floor only with the following approximate dimensions and areas:-

Internal Width	5.56 m	18 ft 3 in
Ground Floor	106.47 sq m	1,146 sq ft

#### Lease

New lease available on effective FRI basis for 10 years with 5 year upward only rent review.

#### Rental

£52,500 pa exclusive.

#### Rates

Rateable Value : £36,750 Rates payable year to April 2017: £18,265pa

Rateable Value draft 2017 list : £39,250.

#### Legal Costs

Each party to bear their own legal costs.

**EPC:** Rating D81. Certificate & Report available on request.

#### VAT

All rents and prices are exclusive of any VAT that may be payable.

#### Viewing

For further information and appointment for inspection please contact sole agents:-

Mark Tindale TPF Retail LLP 020 7462 5763 mark@tpf-retail.co.uk

Oliver Shipstone TPF Retail LLP 020 7462 5765 oliver@tpf-retail.co.uk

### SUBJECT TO CONTRACT

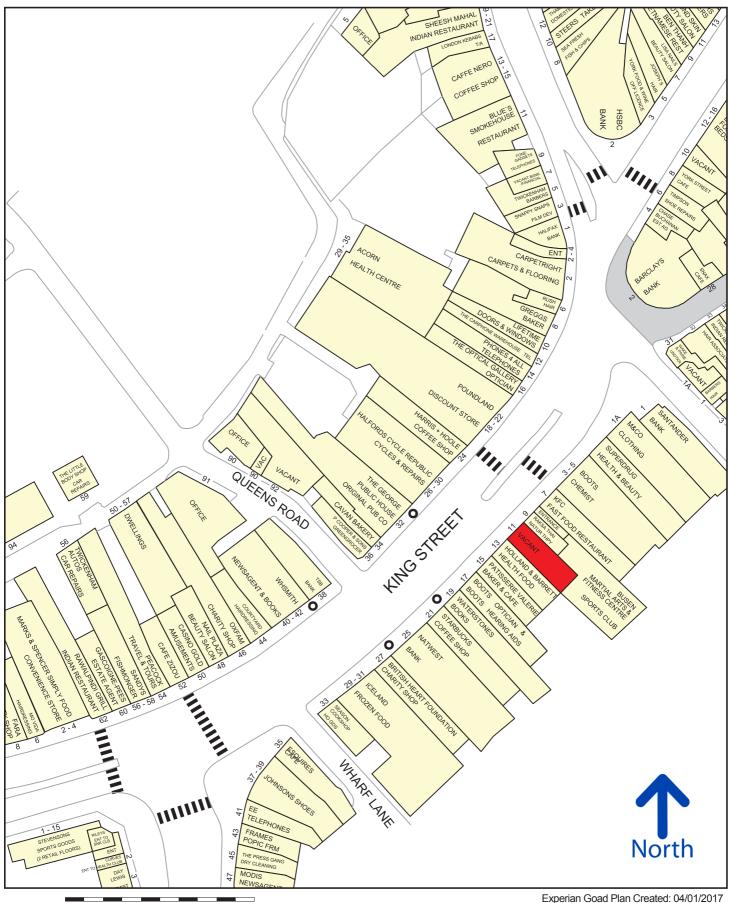
37 Queen Anne Street London W1G 9JB 020 7462 5767 www.tpf-retail.co.uk

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All rents and prices quoted are exclusive of VAT unless otherwise stated.

Regulated by RICS



# tpf=retail



50 metres



Experian Goad Plan Created: 04/01/2017 Created By: TPF Retail LLP

For more information on our products and services: ww.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011