

21 King Street, Twickenham, TW1 3SD

Prominent Retail Unit To Let



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Location

The premises are located in the prime pitch of King Street in Twickenham. The incredibly affluent high street hosts a number of renowned occupiers which is hugely popular with both local residents and rugby enthusiasts visiting the Home of English rugby, Twickenham Stadium. Nearby occupiers include Boots, Waterstones, Starbucks, Iceland and NatWest.

The stadium itself attracts a number of sporting and musical visitors each year with the majority venturing into the town before and after. Twickenham's retail scene is aided by its vast offering of retailers and King Street remains the towns prime retail pitch.

The property additionally benefits from its proximity to Twickenham mainline station which is very well served by South Western services. Direct routes take under 30 minutes into London Waterloo and access to Heathrow Airport is just 5.6 miles away by car.

Accommodation

The premises are arranged over ground floor only with the following net internal floor areas:

Description	sq ft	sq m
Ground	1,706	158.49
Total	1,706	158.495

Rent

£62,500 per annum exclusive

Tenure

A new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

There will be a landlord only development break in August 2027, subject to six months prior written notice.

EPC

Available upon request.



Business Rates

Rateable Value:	£45,500
UBR 19/20:	£0.493
Rates Payable:	£22,432

Further Information

Strictly by appointment only through Levy Real Estate.

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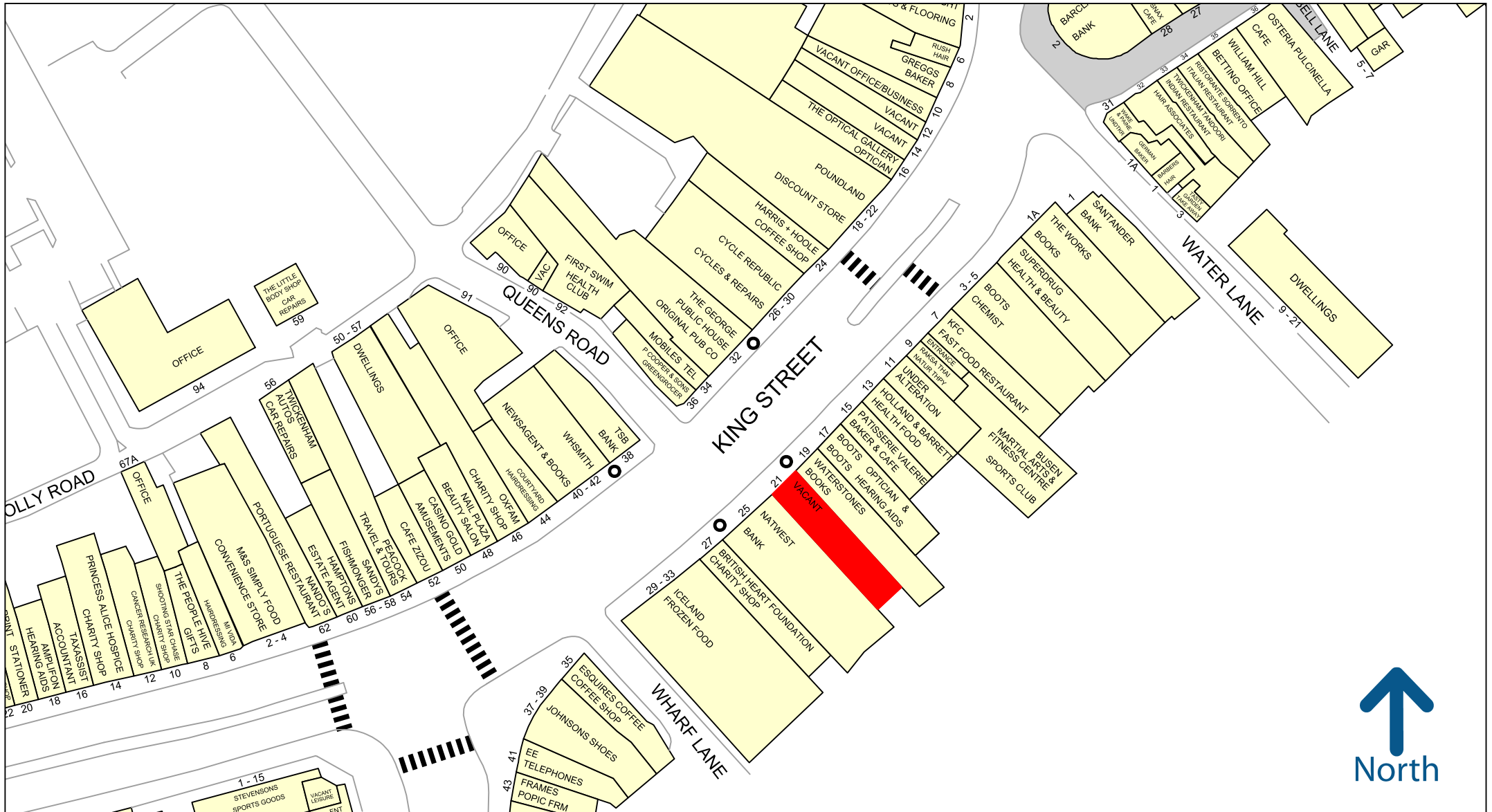
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