



23-25  
KING STREET

TWICKENHAM

RETAIL AND RESTAURANT  
OPPORTUNITY

# LOCATION

The property is located on the bustling King Street, which is within close proximity to Twickenham mainline station and provides direct links to London Waterloo in under 25 minutes. The unit is situated in a prime position along the south side of King Street, and this affluent location plays host to a range of both local and national occupiers including Boots, Starbucks, Superdrug, Pret A Manger, and Waterstones.

Moreover, Twickenham Stadium, the Home of English rugby draws huge volumes of visitors each year with the majority of visitors venturing into the town both before and after the events. The area also benefits from an affluent demographic due to the proximity to excellent schools, riverside walks, historical landmarks and open green spaces.

The town also attracts an abundance of independent cafés and retailers providing a variety of choice for both residents and visitors.



Masterplanning CGI For Illustrative Purposes Only

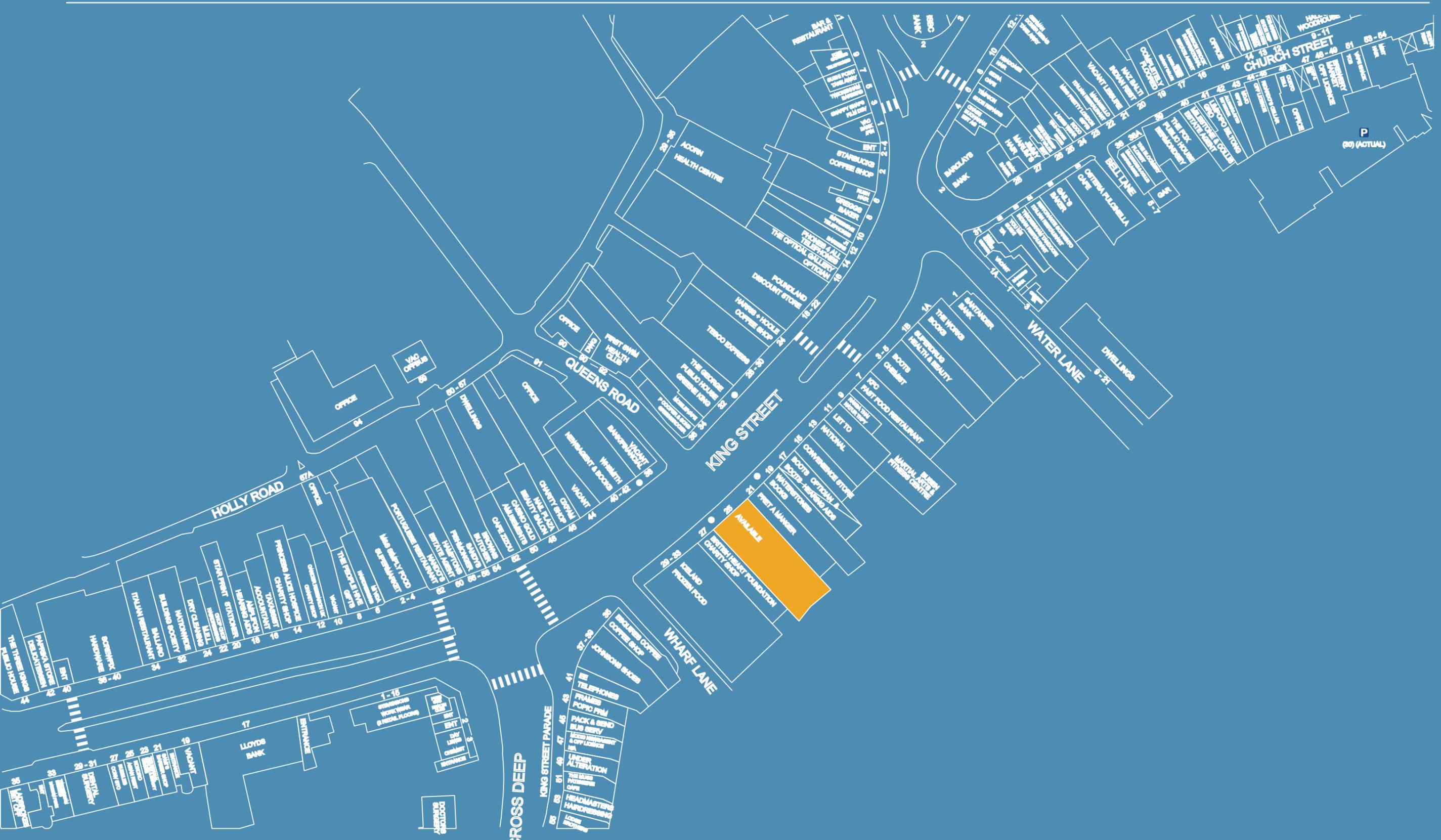


## DESCRIPTION

The unit is situated on the south side of King Street and is arranged across ground floor level.

Area	Sq Ft	Sq M
Ground Floor	4,300	399.48
<b>Total</b>	<b>4,300</b>	<b>399.48</b>

# LOCAL OCCUPIERS





## Rent

£125,000 per annum exclusive.

## Rates

Rateable Value: £91,500

Rates Payable: £46,800

## 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.

## Further Information

To arrange an inspection please contact the sole agents, Levy Real Estate.

### **Matt Paulson-Ellis**

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### **Liv England**

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## Legal Costs

Each party to be responsible for their own legal and professional costs.

## EPC

EPC available on request.

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