



# 13-15 KING STREET

TWICKENHAM

Contemporary retail and leisure spaces in the heart of Twickenham,  
which sits on the banks of the River Thames.



## PRIME OPPORTUNITY

Prominently located on King Street in Twickenham, the units offer prime retail and leisure opportunities. The location plays host to a range of popular occupiers including Boots, Pret A Manger, Megan's and Waterstones. The units are each arranged across ground floor level. The units are to be taken separately; however, we can explore the option of amalgamating the units to fit with specific occupiers needs.

70%



Population degree level qualification or above (58.9% London average) (ONS)

62,148



Population of Twickenham (Wikipedia)



# PRIME LOCATION

Twickenham has a multitude of chic independent shops, delis, pubs and cafés. It benefits from an affluent demographic due to the proximity to excellent schools, riverside walks, historical landmarks and open green spaces. Twickenham Stadium draws huge volumes of visitors to the area each year.

King Street is a 7 minute walk from Twickenham Station, which provides direct links to London Waterloo in under 25 minutes.

12



minutes to Clapham Junction from Twickenham

18



minutes to Vauxhall from Twickenham

13-15 KING STREET





76.2%

Working age population in managerial, professional or technical occupations (ONS)



£812.50

Median full-time gross weekly earnings (£728.40 London Average) (ONS)



£831,357

Average sold house price (£740,597 London average) (Zoopla)





## AVAILABILITY

UNIT	FLOOR	SQ FT	SQ M
13 KING STREET	GROUND	1,071	99.5
15 KING STREET	GROUND	1,256	116.7
<b>TOTAL</b>		<b>2,327</b>	<b>216.2</b>

## RENT

Upon application

## LEGAL COSTS

Each party to bear their own legal costs.

## SERVICE CHARGE

UNIT	
13 KING STREET	£1,701.09
15 KING STREET	£1,712.62

## RATES

Interested parties are advised to make enquiries with Richmond upon Thames Borough Council.

## EPC

EPC available on request.

## INSURANCE

UNIT	
13 KING STREET	£304.48
15 KING STREET	£188.46

## 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.

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



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