

# 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





76.2%

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

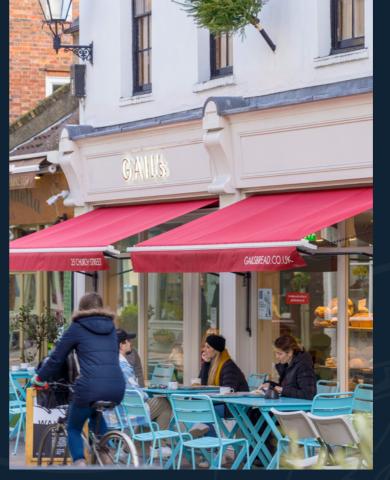














£812.50

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







### AVAILABILITY

| UNIT           | FLOOR  | SQ FT | SQ M  |
|----------------|--------|-------|-------|
| 13 KING STREET | GROUND | 1,071 | 99.5  |
| 15 KING STREET | GROUND | 1,256 | 116.7 |
| TOTAL          |        | 2,327 | 216.2 |

### SERVICE CHARGE

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

### **INSURANCE**

#### UNIT

| 13 KING STREET | £304.48 |
|----------------|---------|
| 15 KING STREET | £188.46 |

### RENT

Upon application

### LEGAL COSTS

Each party to bear their own legal costs.

### RATES

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

### EPC

EPC available on request.

### **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.



MATT PAULSON-ELLIS

matt.paulson-ellis@levyrealestate.co.uk 07867 781 811

LIV ENGLAND

liv.england@levyrealestate.co.uk
07530 807 800

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. May 2023.