

RETAIL SHOP FOR SALE / TO LET



28 YORK STREET, TWICKENHAM, TW1 3LJ

Commercial space 679 sq. ft (63.06 sq. m) approx.

Contact Mike Gray
020 3952 7345
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VIEWING & FURTHER INFORMATION

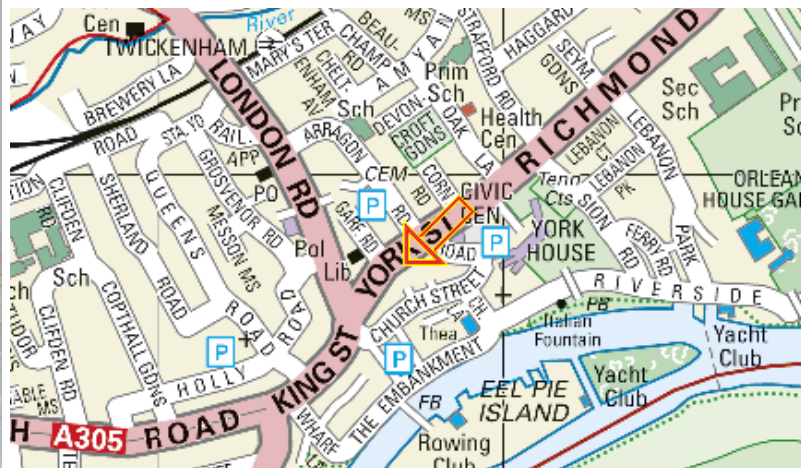
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- PROMINENT RETAIL PREMISES
- TOWN CENTRE LOCATION
- REFURBISHED INTERIOR
- FREEHOLD FOR SALE £375,000
- NEW LEASE AVAILABLE £28,000 PA

Gray Point Commercial Property Advisors
70 London Road
Twickenham
TW1 3QS



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LOCATION

York Street is in the commercial centre of the affluent London suburb of Twickenham, just 9 miles south west of Central London and 2.5 miles north of Kingston-upon-Thames. It is conveniently positioned for various amenities and a wide range of facilities, including supermarkets, restaurants, cafés, riverside pubs and Twickenham Stadium.

Twickenham mainline railway station is within 400m of the property, providing regular services into London Waterloo (journey times from 21 minutes). The River Thames and Marble Hill Park are within walking distance and Richmond is easily accessible.

DESCRIPTION

This is a newly refurbished property comprising a large retail area with excellent natural light from floor to ceiling windows frontage. The property includes a rear store area with WC and basement.

The property has the benefit of A4 to A1 use, however all interested parties should make their own enquiries to the local planning authority at The London Borough of Richmond upon Thames.

ACCOMMODATION

Net internal floor area:	813 sq. ft	(75.5 sq. m)
Retail sales area:	368 sq. ft	(34.20 sq. m)
Rear area:	311 sq. ft	(28.86 sq. m)
Basement area:	135 sq. ft.	(12.5 sq. m)
Frontage:	4.1m	

ENERGY PERFORMANCE RATING

A copy of the certificate is available on request.

TENURE

The Freehold property is available either for sale or for rent.

SALE

To be sold at a guide price of £375,000 exclusive Freehold.

RENT

Offers in the region of £28,000 per annum + VAT.

BUSINESS RATES

Under review.

*All applicants are advised to make their own enquiries through the London Borough of Richmond billing authority.

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 22 April 2020 www.gray-point.com

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