

# RETAIL SHOP TO LET

**28 YORK STREET, TWICKENHAM TW1 3LJ**

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



Contact Michael Tsimekis  
020 8703 8075  
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## VIEWING & FURTHER INFORMATION

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- PROMINENT RETAIL PREMISES
- TOWN CENTRE LOCATION
- HIGH CEILINGS EXCELLENT NATURAL LIGHT
- REFURBISHED INTERIOR
- NEW LEASE AVAILABLE £27,000 PA
- USE CLASS E

Gray Point Commercial Property Advisors  
Ash House Business Centre  
8 Second Cross Road  
Twickenham TW2 5RF





## 28 YORK STREET, TWICKENHAM, TW1 3LJ



### 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 Class E 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:	679 sq. ft	(63 sq. m)
Retail sales area:	368 sq. ft	(34.20sq. m)
Rear area:	311 sq. ft	(28.86 sq. m)
Frontage:	4.1 m	

### TENURE

Available on a new flexible lease.

### RENT

Offers in the region of £27,000 per annum + VAT.

### BUSINESS RATES

Under review - approximately £10,000 payable, however this needs to be assessed by Richmond Council, please make your own enquiries.'

### ENERGY PERFORMANCE RATING

A copy of the certificate is available on request.

### LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract 11<sup>th</sup> November 2021 [www.gray-point.com](http://www.gray-point.com)

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