

**369 Richmond Road,
East Twickenham,
Twickenham,
TW1 2EJ**



648 Sq. ft (60.17 Sq. m) approx.

**COMMERCIAL UNIT
TO LET**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

www.michaelrogers.co.uk

Location:

The property is located in the highly regarded town of East Twickenham just over Richmond Bridge. The unit is easily accessible being within easy walking distance of both St Margaret's and Richmond train stations. The premises occupies a corner position giving it a great presence along the High Street.

East Twickenham is a highly affluent residential area which offers numerous shops, cafes, restaurants and a Lidl supermarket. Marble Hill Park, the River Thames and Richmond Green are all within close proximity of the property.

Description:

The unit has been run as a Greek restaurant for many years and benefits from an extremely characteristic interior.

Amenities:

- Corner unit
- Fully fitted Kitchen
- Two WCs
- Bar area
- Pendant and wall lights
- Fans
- Fully furnished restaurant area
- Timber floor
- External canopy
- A variety of equipment is available
- Rear access

Accommodation:

Floor	SQ M	SQ FT
Ground	60.17	648
Total	60.17	648

**Terms:**

The building is available on a new effective full repairing and insuring lease for a term by arrangement subject to 5 yearly upward only rent reviews.

**Rent:**

£37,500 per annum exclusive.

Premium:

Upon application.

Business Rates:

The unit has a rateable value of £15,250, which gives rates payable of £7,609.75. Prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

Upon application.

VAT:

The property is not VAT elected.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact sole agents:**Michael Rogers LLP**

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Subject to Contract

May 2025

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