

**58-60 Richmond Road  
Twickenham  
TW1 3BE**



**COMMERCIAL UNIT  
TO LET**

**2,407 Sq ft (223.62 Sq m) Approx.**

**0208 332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

The retail unit is situated in a small parade of shops midway between St Margarets and Twickenham with a Co-op supermarket on the opposite side of the road. The unit is in an extremely affluent area.

The accommodation is a short distance from both St Margarets and Twickenham stations which provide a frequent service to London Waterloo. Heathrow Airport is within 15 minutes' drive by car and there is good access to the M3 and M4 Motorways.

**Description:**

The property consists of a basement and ground floor self-contained double retail unit. The unit has been used as a baby furniture shop since 2016.

The property is self-contained and benefits from the following: -

- Comfort cooling and heating
- Spotlights & fluorescent lighting
- Lino flooring
- Built-in shelves
- Kitchen area
- Two WC's
- Good height basement
- Office in basement
- Storage
- Some internal load bearing walls
- Side access
- Full power

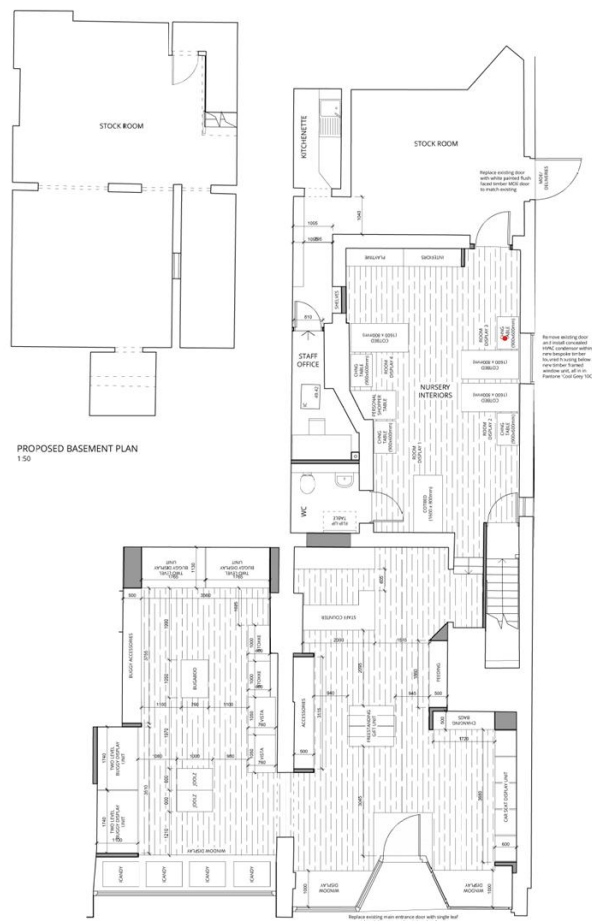


The building has a restriction in the long lease and cannot be used as a restaurant.

**Accommodation:**

The building has the following approximate net internal area.

	SQ M	SQ FT
Ground	170.18	1,832
Basement	53.42	575
Total	223.62	2,407



**Terms:**

The building is available on a new effective full repairing and insuring leases for terms by arrangement.

**Rent:**

Upon application.

### Business Rates:

The building has the following rateable value.

	Rateable Value	Rates Payable
	£32,500	£16,217.50

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**Energy Performance Certificate:**

B-41.

**Anti Money Laundering:**

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**For further information please contact sole agents:**

**Michael Rogers LLP**

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Subject to Contract  
July 2025

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