

**66 Richmond Road
Twickenham
TW1 3BE**



**COMMERCIAL UNIT
504 Sq ft (46.82 Sq M) approx.
TO LET**

020 8332 7788

Suite 1A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location

The retail unit is situated in a parade of shops in between St Margarets and Twickenham town centres on the main road which connects Richmond and Twickenham.

The unit is a short distance from both St Margaret's and Twickenham Rail 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 premises offers a self-contained retail unit with WC.

We are advised that the property has use class E, therefore having the benefit of several commercial uses.

Accommodation

The property provides the following approximate floor area: -

Floor	Sq ft	Sq m
Ground	504	46.82
Total	504	46.82

Lease

The unit is available on a new effective full repairing and insuring lease for a term by arrangement incorporating upward only rent reviews every 5 years.

RENT

Upon application.

Existing Business.

The current tenant has been running a kitchen company and is prepared to leave all existing kitchen units etc for a premium of £50,000.

VAT

The property is elected for VAT.

Rates

The unit has a rateable value of £13,250 which gives rates payable of £6,611.75.

The tenant may benefit from small business rate relief.

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

Energy Performance Certificate

B41

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.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

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Subject to Contract September 2025

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