

## To Let

### Twickenham Station London Road, Twickenham

#### Subject To Vacant Possession

#### Location

The unit forms part of the major new Gateway development by Solum at Twickenham Station and is directly opposite the stations main entrance.

The property occupies a very prominent and busy position on the main London Road frontage of the scheme. It is close to Sainsbury's Local located at the entrance of Twickenham Station, with Waitrose, WHSmith and Post Office just a short walk from the unit.

Twickenham Station benefits from direct links into central London; Waterloo (23 mins), Victoria (27 mins), Canary Wharf (50 mins). As well as Heathrow Airport (34 mins) and Gatwick Airport (51 mins).

#### Accommodation

The subject premises is arranged over ground floor only comprising of the following approximate net internal floor area.

Ground Floor: 1,576 sq ft

An extract of the street plan is attached of which the unit is highlighted.

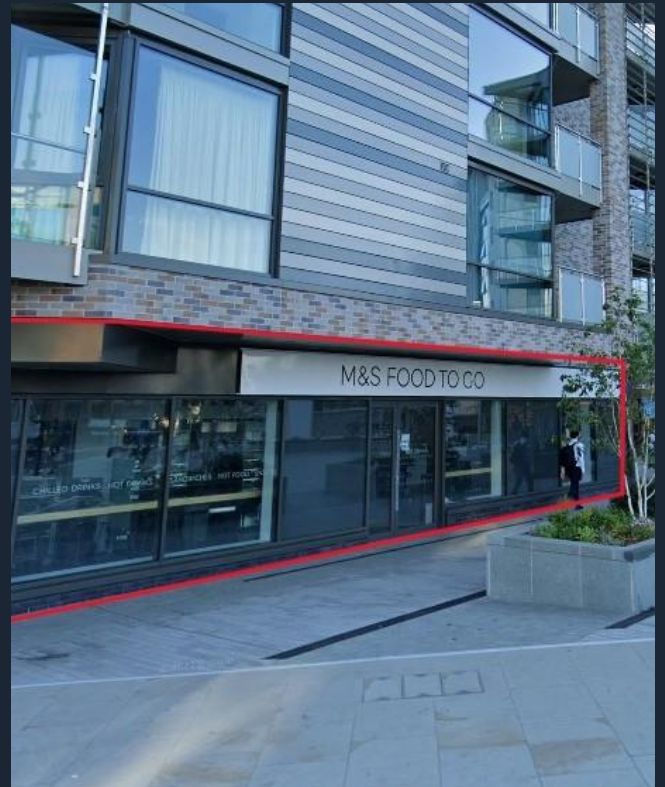
Ground Floor	119.6 sq m	1,287.4 sq ft
--------------	------------	---------------

#### Rent

Quoting rent £75,000 per annum.

#### Service Charge

The service charge is estimated at £2.60 psf.



#### Rates

We have been verbally advised that the premises is assessed as follows:

Ratable Value	£74,000
UBR (2023/2024)	£0.512
Rates Payable	£37,888

Interested parties are advised to make their own enquiries with the Local Authorities.

#### Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

#### EPC

A copy of the ECP can be provided upon request.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

**Josh Gettins**

josh@primeretailproperty.com  
07545 846799

**Rory Gittins**

rory@primeretailproperty.com  
07721 127212



