

**129-131 St Margarets Road,
Twickenham, TW1 1RG**



Gym Space To Let - Lower Ground Floor - 4,782 sq. ft.

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Description

St Margarets Road has a strong community atmosphere, and is home to numerous independent shops, cafes and bars. The village-like feel allows independent retailers to thrive with local residents focusing their day to day spend in the town. St Margarets is a neighbourhood in the London Borough of Richmond, nestled between Twickenham and Richmond. It has become a popular commuter town for those working in central London. It is within walking distance of the River Thames and other expansive outdoor spaces such as Richmond Park and Marble Hill Park.

The fully fitted gym space on the lower ground floor provides the perfect opportunity for a high-quality gym operator in the heart of this affluent suburb. The subject property is in prime position within St Margarets, directly adjacent to the train station, which provides direct links to Richmond in 3 minutes and London Waterloo in 31 minutes. Nearby occupiers include Harris + Hoole, Holly & Co, Streets Florist and Greengrocer, Ristorante del Posto, Tesco Express and John D Wood.

Accommodation (NIA)

The unit is arranged over lower ground floor only

Description	sq ft	sq m
Lower Ground Floor	4,782	444.26
Total	4,782	444.26

Lease

The unit will be available on a new lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Rent

£65,000 per annum exclusive.

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Rates

To be confirmed.

Interested parties are advised to make enquiries with the Local Authority.

Legal Costs

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

EPC

EPC Available upon request.

Viewing and Further Information

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