



122 St. Margarets Road
Twickenham, TW1 2AA

**Prominent GF & Basement
retail unit, close to St
Margaret's Station**

**Not suitable for Hot
Food/Coffee or Hair/Beauty
uses**

1,583 sq ft
(147.07 sq m)

- Affluent west London suburb
- Prominent unit opposite station
- Newly refurbished building
- Class E - non food
- Ground Floor 775sq ft
- Basement (with sales potential)
775 sq ft

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Summary

Available Size	1,583 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The ground floor and basement retail premises have been newly created following a wholesale refurbishment of the entire building by the owners, which has also converted former upper floor office accommodation into high quality residential flats.

The sizeable lower ground space, with high ceilings, make the premises suitable for a range of uses including café, gallery, workshop, fitness/health, beauty, or other retail uses. (Class E (b)/A3 Hot Food uses will not be suitable.)

Location

The property is located on the north side St Margaret's Road, in a high footfall location immediately opposite the mainline station, opposite popular Crown Road, and next door to the famous Twickenham Film Studios.

St Margarets is a popular and attractive village, set between the towns of Richmond and Twickenham, close to the River Thames. It provides a thriving local commercial village, with attractive boutiques, café's, restaurants, shops and services.

It is well connected by road, with the nearby A316 Chertsey Road providing quick access to both central London and to the M3. It is well served by public transport, with multiple bus routes, in addition to the nearby road system.

Accommodation

The accommodation comprises the following areas:

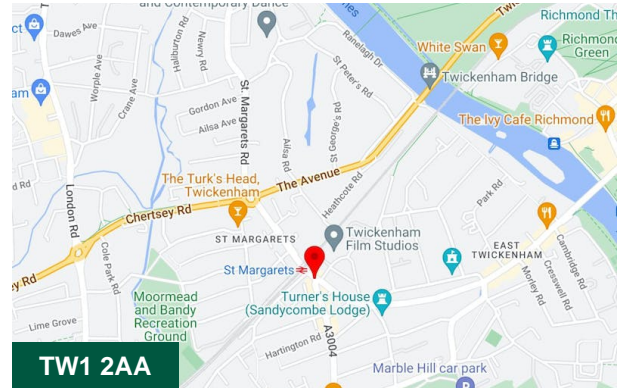
Name	sq ft	sq m	Availability
Ground - Ground Floor	666	61.87	Available
Basement - Lower Ground	837	77.76	Available
Lower Ground - Vaults	80	7.43	Available
Total	1,583	147.06	

Viewings

Strictly by arrangement with Whitman Commercial.

Terms

Available on a new fully repairing lease on terms to be agreed.



Viewing & Further Information



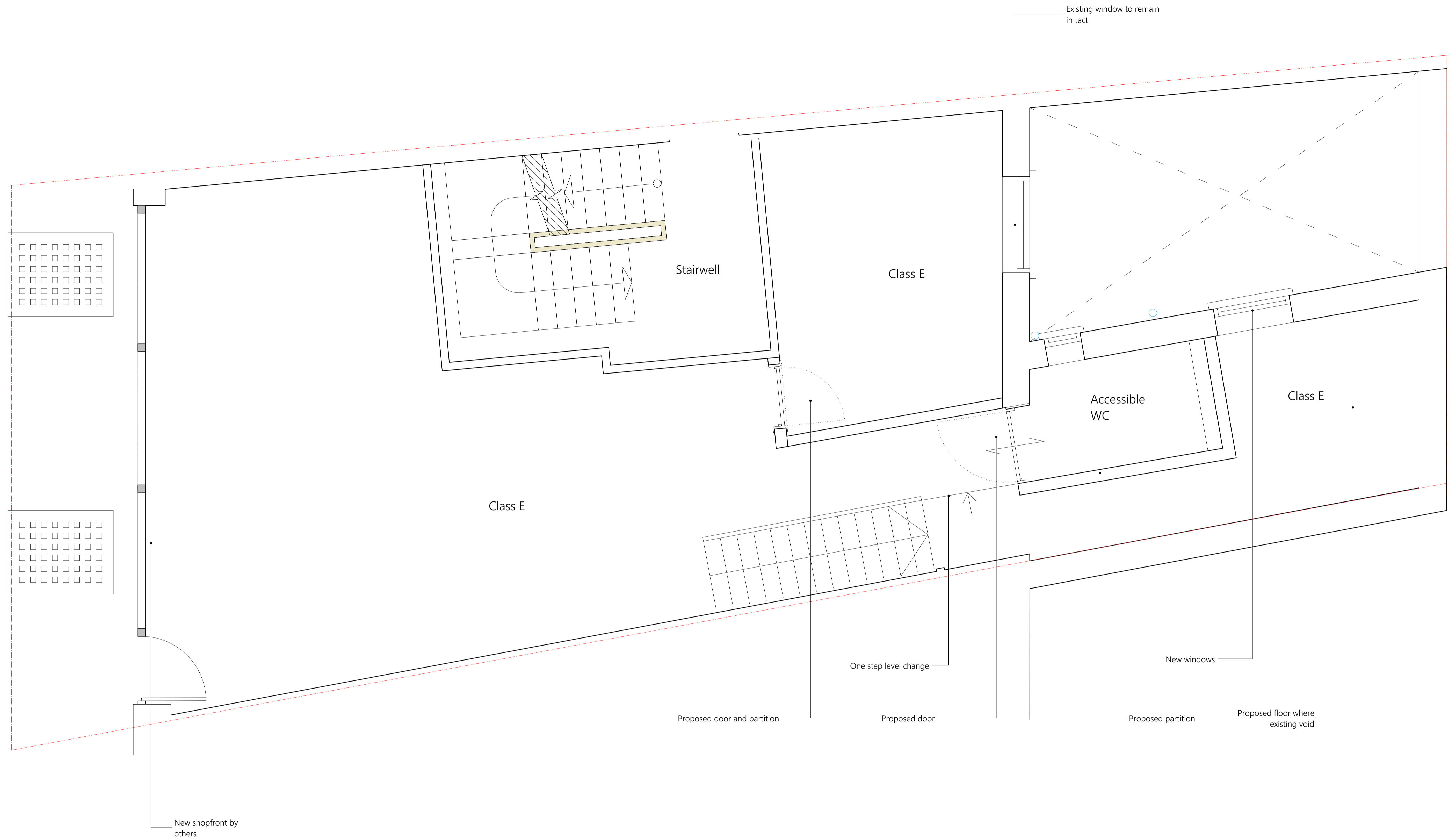
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Project Number:	2306	Address:	122-124 St Margarets Road Twickenham TW1 2AA
Drawing Title:	Existing Ground Floor Plan - 122 St Margarets Road		
Drawing Number:	102	Revision:	A
Scale:	1:25@A1 / 1:50@A3	Date:	01.11.23

Rev A	Issued to Client	01.11.2023

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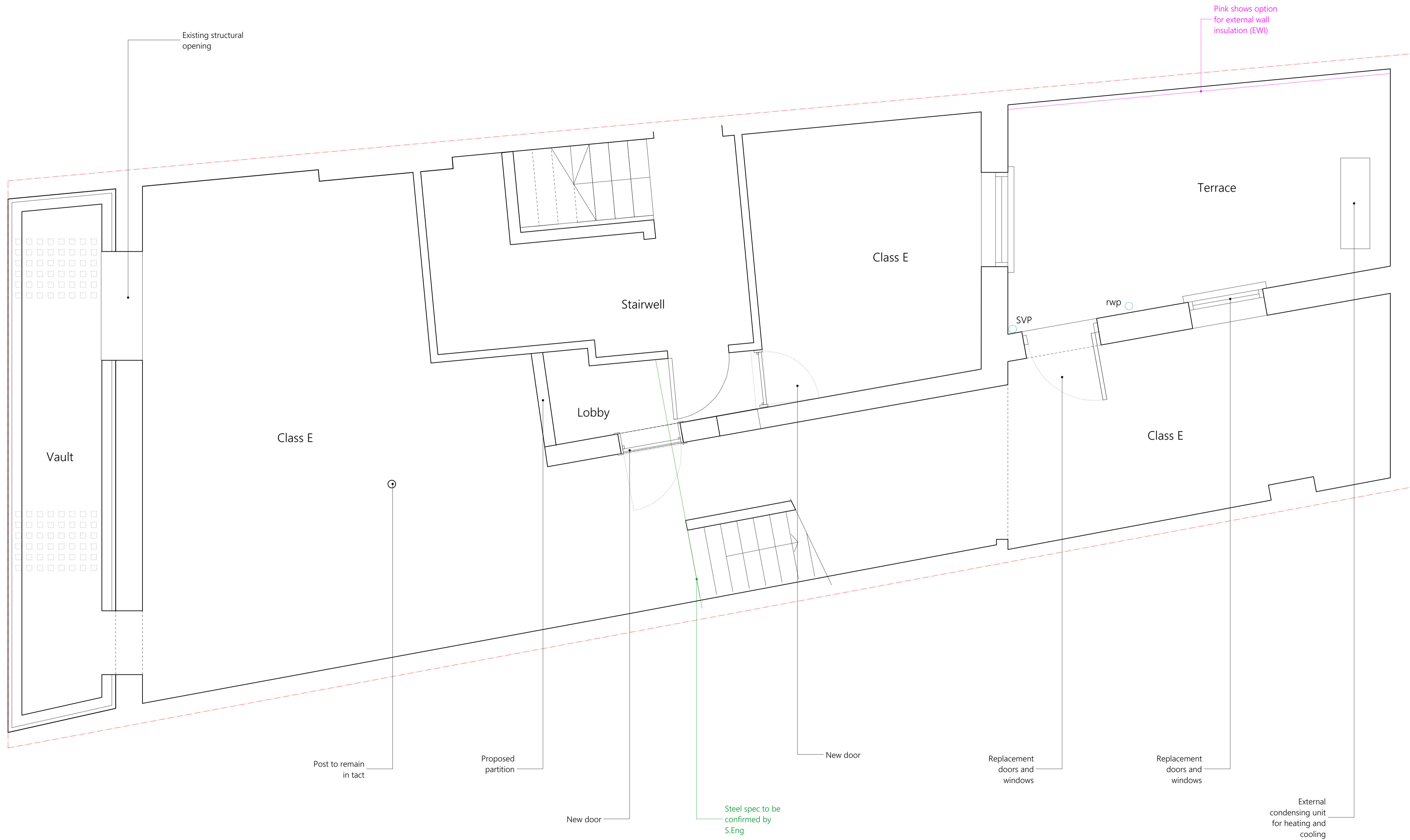
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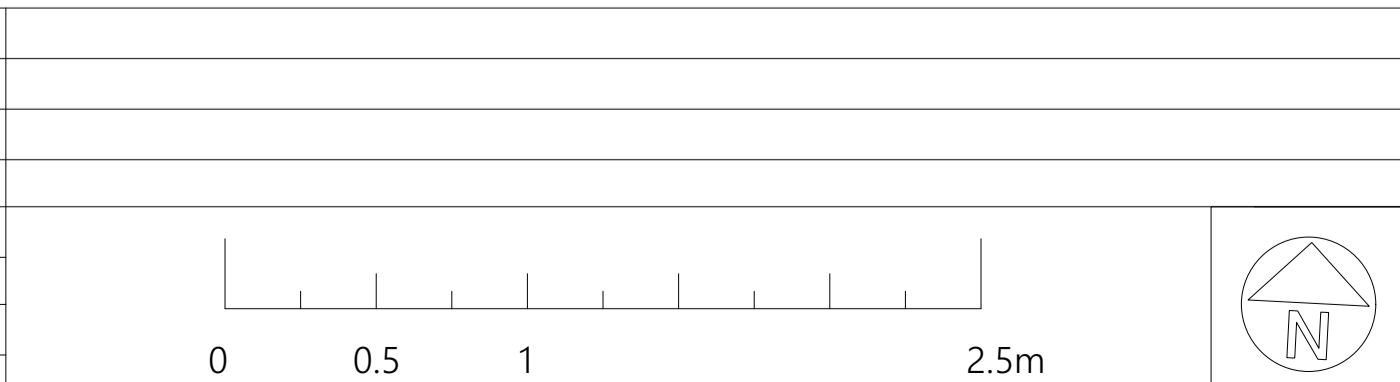
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Project Number:	2306	Address:	122-124 St Margarets Road Twickenham TW1 2AA
Drawing Title:	Proposed Lower Ground Floor Plan - 122 St Margarets Road		
Drawing Number:	200	Revision:	A
Scale:	1:25@A1 / 1:50@A3	Date:	26.06.23

Rev A	Issued to Tender	03.07.2023
Rev B	Issued to Client	01.11.2023



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