

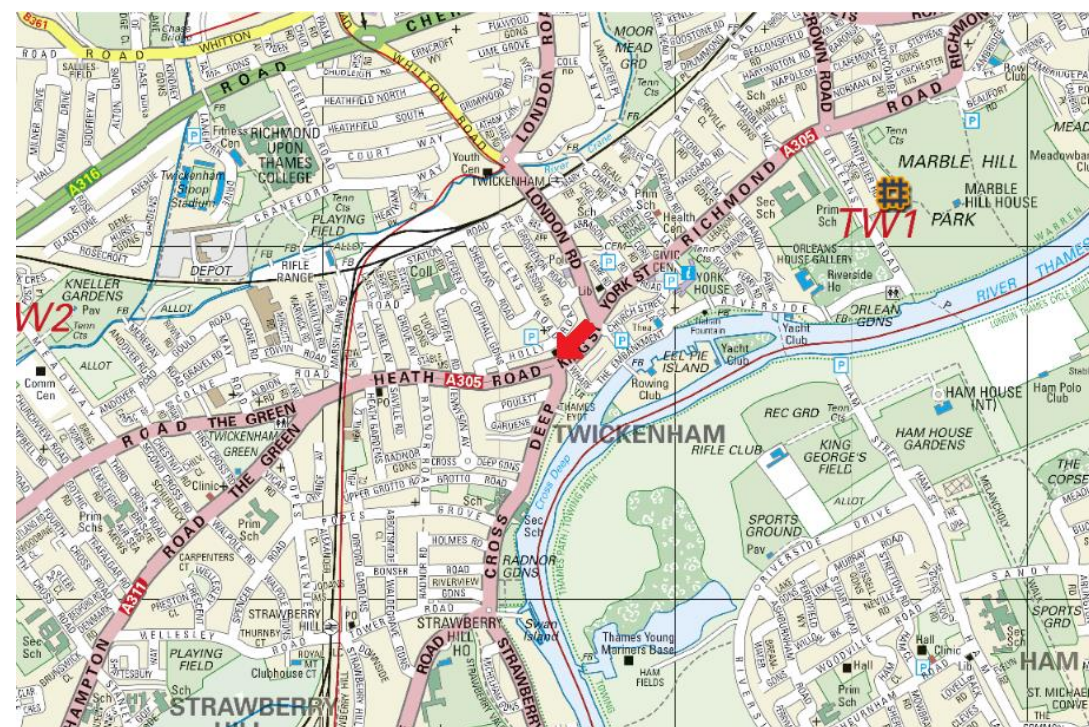
# Ground Floor A1 Unit Lease Assignment

44 King Street  
Twickenham  
TW1 3SH



## Location

The property is prominently situated on King Street and benefits from excellent transport links. Positioned close to the unit is Twickenham Station (0.4 miles) which offers access to South Western Trains. Heath Road also allows access to various bus routes which gives access to the following areas: Hammersmith, Richmond and Heathrow airport.



## Description

The subject property consists of ground only retail space consisting of a hairdresser, with ancillary beauty therapy space. Other traders nearby include Oxfam, Iceland, Esquires Coffee, NatWest, Starbucks and WHSmiths.



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## Accommodation

The premises benefits from the following approximate (NIA) floor areas:

|              |           |           |
|--------------|-----------|-----------|
| Ground Floor | 101.3 sqm | 1090 sqft |
|--------------|-----------|-----------|

## Terms

A new lease has been drafted for a term of 15 years. The current passing rent is £32,000 Per Annum Exclusive. The lease is inside the provisions of the Landlord and Tenant Act 1954.

## Planning

A ground floor unit with A1 (Shops) use, in accordance with the Town and Country Planning Act 1987 (As amended).

## Tenure

Leasehold.

## VAT

To be confirmed.

## Premium

£65,000

## EPC

Available on request.

## Business Rates

We are advised that the correct rateable value is £21,500, tenants are strongly advised to contact the Local Authority (Richmond Upon Thames) for the appropriate business rates.

### *Further Information & Viewing:*

The following further information is available upon request:

- Energy Performance Certificate

If you would like to make enquiries or wish to inspect, please contact:

**William Holmes**

DD: 020 8739 2071

E-mail: [wholmes@kfh.co.uk](mailto:wholmes@kfh.co.uk)

**Tim Buckle**

DD: 020 8739 2063

E-mail: [tbuckle@kfh.co.uk](mailto:tbuckle@kfh.co.uk)

**Hector Nelson**

DD: 020 8739 2089

Email: [hnelson@kfh.co.uk](mailto:hnelson@kfh.co.uk)

**Kinleigh Folkard and Hayward**

KFH House

5 Compton Road

London SW19 7QA

Web: [www.kfh.co.uk/commercial-property](http://www.kfh.co.uk/commercial-property)

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#### Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **September 2018**