



Twickenham Gateway

A new destination by Solum

UNIT B SHOP UNIT TO LET

TWICKENHAM TW1 1BD

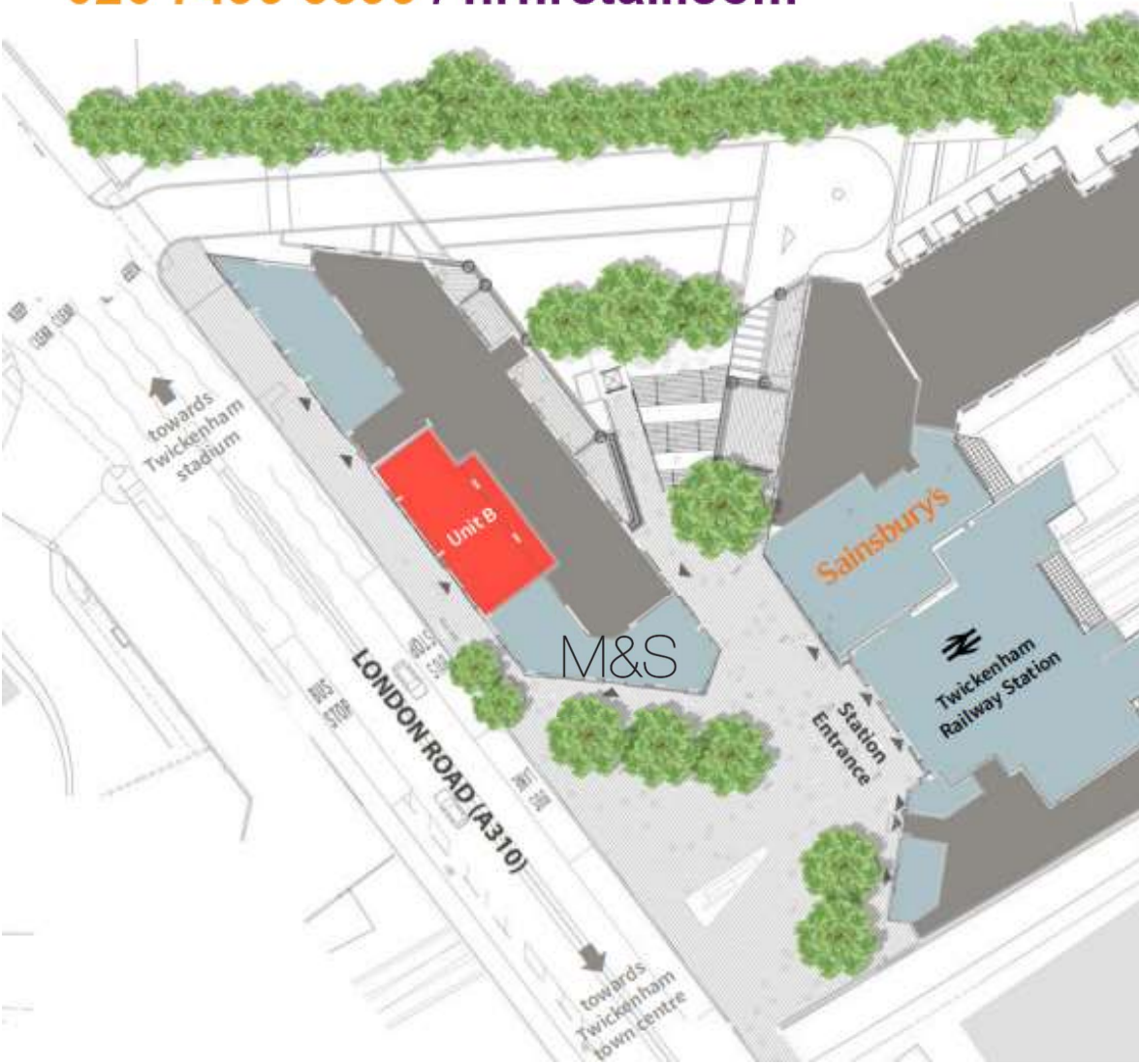
New-build travel-hub retail
6 million annual passenger footfall



Location

The unit forms part of the major new Gateway development by Solum at Twickenham Station (pre-covid19 footfall of 6m passengers). It is in a very prominent and busy position on the main London Road frontage of the scheme as can be seen from the plan. It adjoins M&S Food To Go and is close to the main station entrance as well as a new Sainsbury's Local food store which is now being fitted out. Waitrose is also close by.

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Accommodation

This newly constructed unit is available for immediate occupation and is arranged at ground floor level having the following approximate areas and dimensions:

Display Frontage	16.45 m	54 ft 0 in
Internal Width	17.37 m	57 ft 0 in
Built Depth	8.80 m	28 ft 10 in
Ground Floor	144.8 sq m	1,560 sq ft

The unit is finished to a shell specification with shop front screeded floor and capped services. The detailed specification is available on request.

Lease

The property is offered by way of new lease on terms to be agreed.

Rent

Offers in the region of £55,000 per annum exclusive of rates and service charge.

Service Charge

The service charge is estimated at £2.60 per sq ft/pa ie £4,050 per annum.

Rates

The premises will be assessed for rates on first occupation.

Planning

The unit has consent for A1, A2, A3 and D2 uses.

Legal Costs

Each part is to be responsible for their own legal costs incurred in the transaction.

Plans and EPS

Plans of the unit and an EPC are available on request

For further information or an arrangement to inspect please contact the sole agents:

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