

TWICKENHAM TW1 1BD

UNIT A, TWICKENHAM GATEWAY

SHOP UNIT TO LET



LOCATION

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

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	20.72 m	67 ft 6 in
Internal Width Av	17.84 m	58 ft 2in
Built Depth	6.68 m	21 ft 9 in
Ground Floor	124 sq m	1,335 sq ft

The unit has been fitted out as a marketing suite for the residential flats above with WC and kitchen facilities included and air conditioning and heating systems installed. The detailed specification is available on request.

LEASE

The property is offered by way of assignment of a lease for a term of 10 years from 2nd June 2021 at a rent of £60,000pax. There is a tenant only break option at the end of the fifth year and also a rent review indexed to the RPI between 1.5% and 3.5% per annum compounded.

SUBJECT TO CONTRACT

OFFERS

An ingoing rent free period or capital package is on offer to the successful ingoing assignee, subject to covenant.

SERVICE CHARGE

The service charge is estimated at £2.60 per sq ft/pa ie circa 4,000 per annum.

RATES

The premises will be assessed for rates on occupation.

PLANNING

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

LEGAL COSTS

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

PLANS and EPC

Plans of the unit and an EPC are available on request.

VIEWING

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

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