



13 KING STREET

TWICKENHAM

Retail and leisure space in the heart of Twickenham, which sits on the banks of the River Thames.



Unit 15 Under Offer



PRIME OPPORTUNITY

Prominently located on King Street in Twickenham, the unit offers prime retail and leisure opportunities. The location plays host to a range of popular occupiers including Boots, Pret A Manger, Megan's and Waterstones. The unit is on the ground floor level.

70%



Population degree level qualification or above (58.9% London average) (ONS)

62,148



Population of Twickenham (Wikipedia)



PRIME OPPORTUNITY

Prominently located on King Street in Twickenham, the unit offers prime retail and leisure opportunities. The location plays host to a range of popular occupiers including Boots, Pret A Manger, Megan's and Waterstones. The unit is on the ground floor level.

70%



Population degree level qualification or above (58.9% London average) (ONS)

62,148



Population of Twickenham (Wikipedia)



PRIME LOCATION

Twickenham has a multitude of chic independent shops, delis, pubs and cafés. It benefits from an affluent demographic due to the proximity to excellent schools, riverside walks, historical landmarks and open green spaces. Twickenham Stadium draws huge volumes of visitors to the area each year.

King Street is a 7 minute walk from Twickenham Station, which provides direct links to London Waterloo in under 25 minutes.



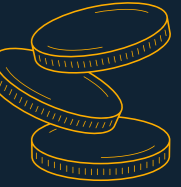
12 minutes to Clapham Junction from Twickenham



18 minutes to Vauxhall from Twickenham

13 KING STREET





76.2%

Working age population in managerial, professional or technical occupations (ONS)



£812.50

Median full-time gross weekly earnings (£728.40 London Average) (ONS)



£831,357

Average sold house price (£740,597 London average) (Zoopla)





AVAILABILITY

| UNIT | FLOOR | SQ FT | SQ M |
|----------------|--------|-------|------|
| 13 KING STREET | GROUND | 1,071 | 99.5 |

SERVICE CHARGE

| UNIT | |
|----------------|-----------|
| 13 KING STREET | £1,701.09 |

INSURANCE

| UNIT | |
|----------------|---------|
| 13 KING STREET | £304.48 |

RENT

Upon application

RATES

Interested parties are advised to make enquiries with Richmond upon Thames Borough Council.

TENURE

A new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

EPC available on request.

To arrange an inspection please contact the sole agents, Levy Real Estate.



MATT PAULSON-ELLIS

matt.paulson-ellis@levyrealestate.co.uk

07867 781 811

LIV ENGLAND

liv.England@levyrealestate.co.uk

07530 807 800

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. September 2023.

Design and production: www.stuartchapmandesign.co.uk 020 3983 1665