

133 St Margaret's Road, London, TW1 - 2,409 Sq.Ft.

Well Located Retail Unit To Let



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Location

The subject premises occupies a prime position on St Margarets Road, within a bustling neighbourhood nestled between Twickenham and Richmond.

St Margarets Road has a strong community atmosphere, and is home to numerous independent shops, cafes and bars. The village-like feel allows independent retailers to thrive with local residents focusing their day to day spend in the town. The property is within walking distance of the River Thames and the green spaces of Richmond Park.

St Margarets has become a popular location for those working in London, making it a lively, affluent area. The property is located on St Margarets Road, directly adjacent to St Margaret's overground station, which provides access into Waterloo in 31 minutes and Richmond in 3 minutes.

Nearby operators include Gails (coming soon), Tesco Express, Harris + Hoole, St Margarets Gym & The Good Wine Shop.

Accommodation (NIA)

The premises is arranged over ground and basement floors comprising the following approximate net internal floor areas:

Description	sq ft	sq m
Ground	485	45.1
Basement	1,924	178.7
Total	2,409	223.8

Business Rates

The rateable value of the property is £22,000 as of 1st April 2023.

Interested parties are advised to make their own enquiries with the London Borough of Richmond upon Thames.

Rent

Upon Application.



EPC

Energy Rating: B

Certificate available on request.

Lease

The unit will be available on a new lease for a term to be agreed.

The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information and Viewings

Viewings are by appointment only via sole agents Levy Real Estate.

Levy Real Estate

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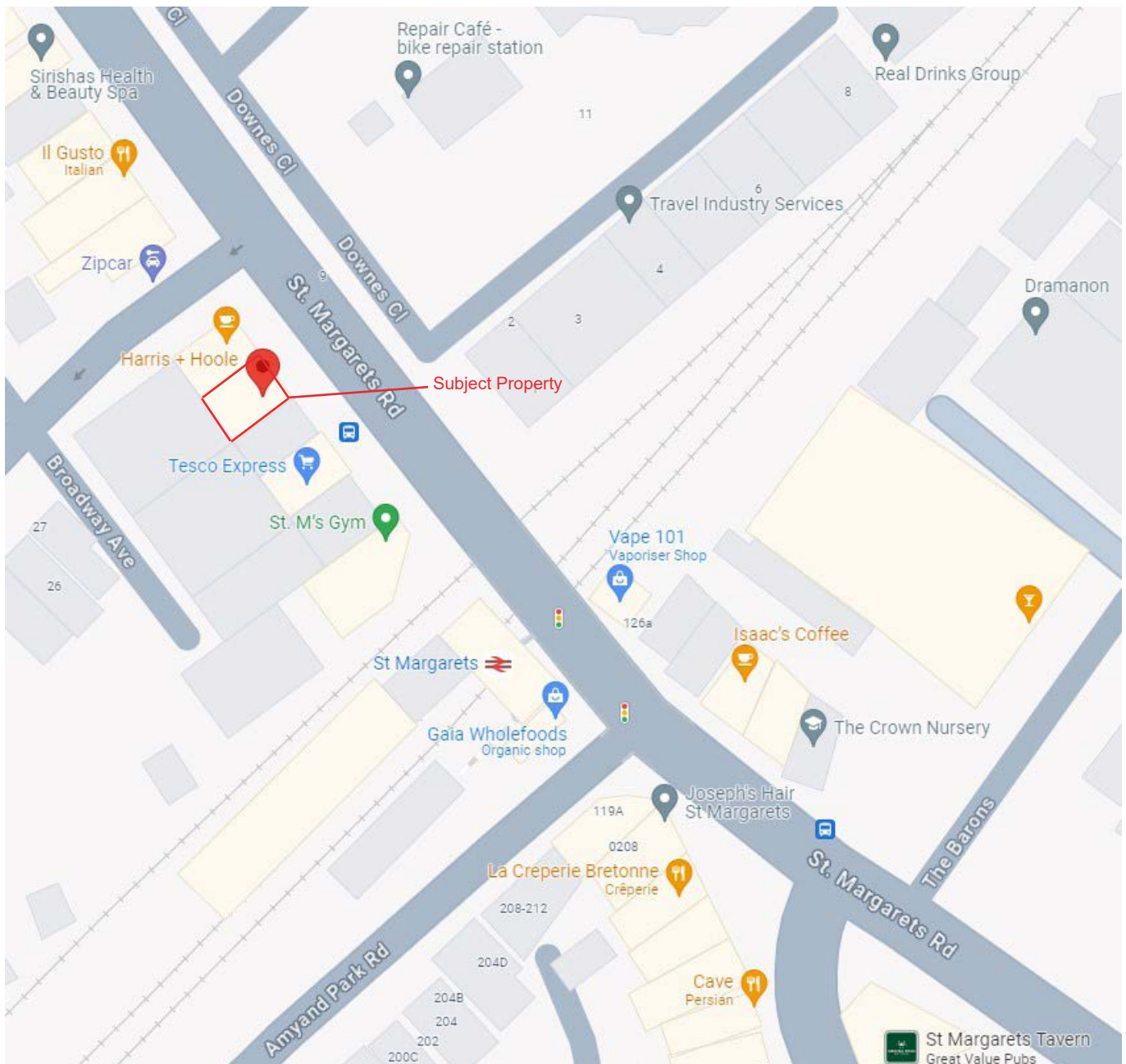


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Location Plan



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