

TO LET

60.8 SQ. M (655 SQ. FT) APPROX.

41 YORK STREET, TWICKENHAM TW1 3LP

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- RETAIL PREMISES
- FORMER CAFÉ USE
- NEW LEASE AVAILABLE

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LOCATION

The premises are located in York Street, Twickenham which forms part of the A305, a busy link road between Twickenham and Richmond town centres.

The Town Hall and Civic Centre council offices are directly opposite and Twickenham regularly attracts a high volume of visitors to the nearby RFU Stadium and riverside amenities.

DESCRIPTION

The property comprises a front retail area, former kitchen with extraction and rear store. There are also male & female WC's and the property benefits from an AC unit and gas boiler (not tested) . There is a service road to the rear for delivery purposes and an external cold store.

The property will be suitable for a variety of uses falling within Class E.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ.M	SQ. FT
RETAIL AREA	41.4	446
KITCHEN	11.6	125
STORE	7.8	84
TOTAL	60.8	655

TENURE

Available on a new lease for a term by arrangement.

RENT

£18,000 per annum exclusive.

BUSINESS RATES

2026 Rateable Value: £16,750

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: B38

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
020 8977 2204
sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.