

PRIME CLASS E OPPORTUNITY

TWICKENHAM

2 YORK STREET

**Description**

Twickenham is located in southwest London with a densely populated, affluent demographic. Twickenham Station (South Western Rail Services) is located a short walk from the property.

The subject property occupies a prominent corner position on the busy junction with York Street and King Street. Nearby well known multi national occupiers include **Boots, Tesco Express, KFC, Pret A Manger** and **Starbucks** amongst many others.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged on ground and first floor, comprising the following areas:

Ground Floor	2,279 sq. ft. (211.74 sq. m)
First Floor	1,446 sq. ft. (134.30 sq. m)
TOTAL	3,725 sq. ft. (346.06 sq. m)

Use

The premises benefits from Class E Use.

Alternative uses will be considered STP.

Lease

The premises are available by way of a new lease for a term to be agreed.

Rent

Upon application.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£67,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Viewing

Viewing strictly via appointment through joint agents, **Green & Partners**, contacting:

Adam Bindman

07825 442413

adam.bindman@greenpartners.co.uk

Or, **Jenkins Law**, contacting:

Ryan Mylroie

ryan@jenkinslaw.co.uk

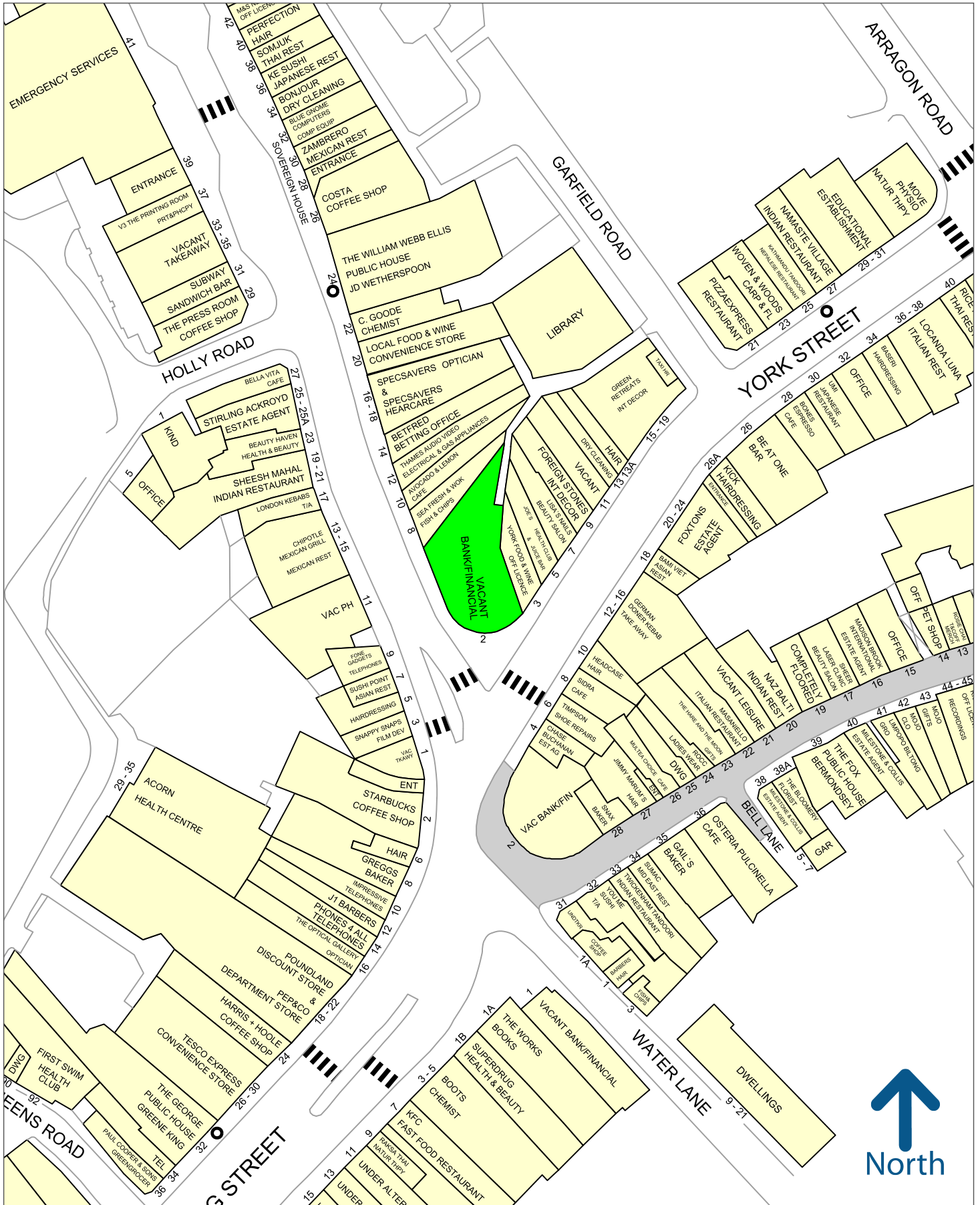
Kyle McGuire

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Sam Westmacott

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Subject to Contract



50 metres

Experian Goad Plan Created: 29/10/2024
Created By: Green and Partners