



**Rent** £18,500 Per annum

**Size** 380 Square feet

**Ref** #3140

## Address

**Address:** 3 Twickenham Road

**Postcode:** TW9 2SE

**Town:** Richmond upon Thames

**Area:** Surrey

## Location

Visually prominent position on the main A316 close Richmond town centre and station.

## Description

Shop to let on new lease.

The current use class is Sui Generis for a Tattoo Studio- alternative uses will require a change of use.

Approximately 380 sq ft- external W.C.

EPC Rating B.

Available immediately.

Please call 020 7117 2526 to view.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£18,500 Per annum
<b>Legal fees:</b>	Both parties to be borne by the ingoing tenant/purchaser
<b>Rateable value:</b>	The VOA website states a rateable value of £16,000 per annum, payable at the prevailing rate.
<b>Lease details:</b>	New lease term to be agreed

## Features

- ✓ Available immediately
- ✓ Close to station
- ✓ Sui Generis use
- ✓ Viewings by appointment only
- ✓ Visually prominent

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.





