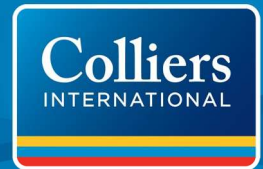


RETAIL - LEASE FOR SALE

Twickenham – 33/35 York Street, TW1 3JZ



➤ Prominent corner premises

➤ Close to Zizzi & Pizza Express

➤ 1,672 sq ft arranged over ground floor only

LOCATION

The premises are located in a prominent corner location on York Street in Twickenham approximately 0.3 miles south of Twickenham rail station.

Nearby retailers include Pizza Express, Zizzi, Foxtons, HSBC, Bensons For Beds and a vibrant mix of independent cafés, restaurant and bars.

ACCOMMODATION

The premises are arranged over ground floor only and have the following approximate net internal floor areas:

Ground Floor 155.31 sq. m. 1,672 sq. ft.

The premises enjoy a large return frontage in addition to attractive features throughout the interior.

TENURE

The premises are available by way of an assignment of the existing lease which expires 17th June 2023. The current passing rent is £42,500 pax. There is a rent review along with a tenant break option on 18th June 2018.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£29,250
UBR (2016/17)	49.7p
Rates Payable	£14,537

Draft 2017 Rateable Value - £33,250

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

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

EPC RATING

An Energy Performance Certificate for the property is available on request.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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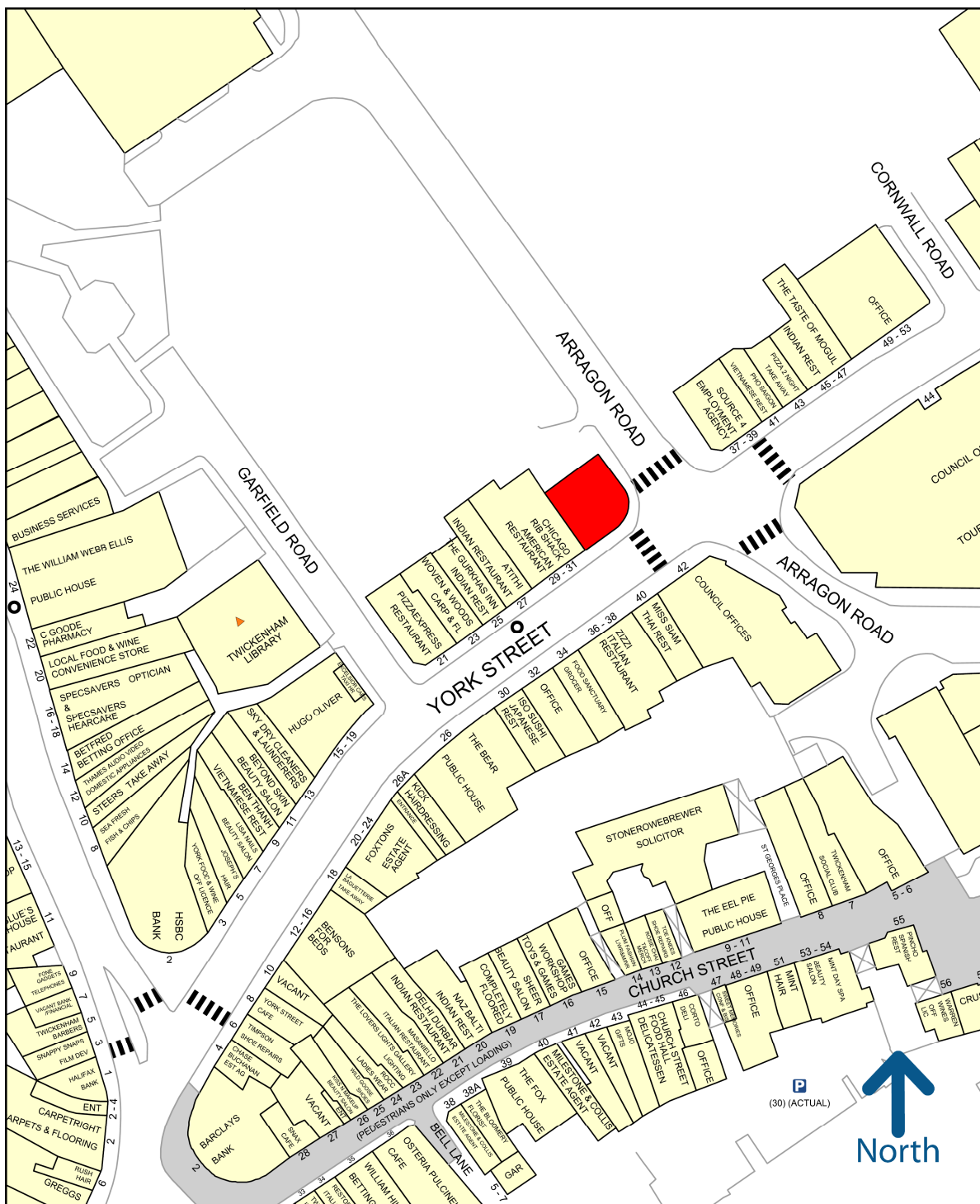
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Twickenham – 33/35 York Street, TW1 3JZ



Twickenham



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