



OFFERS AROUND
£850,000
Church Street
Twickenham, TW1 3NJ

2-4-1
Cocktails
AVAILABLE
ALL DAY, EVERY DAY

PROPERTY SUMMARY

Vacant Freehold Commercial unit, consisting of ground floor commercial with basement, and first/second floors currently used for storage. The property was previously occupied by a restaurant to the ground floor, with residential accommodation to the first and second floors. The current owners have undergone some renovation works, which have not been completed.

The property is prominently positioned on Church Street. Benefiting from its close proximity to Twickenham Mainline Station (0.3 miles), with direct routes into London Waterloo in under 30 minutes.

The location benefits from significant match day foot fall due to its proximity to Twickenham Stadium. The Twickenham Stadium also holds various sporting and musical events each year.

Church Street is designated as a Pedestrian Zone, which benefits from a comprehensive range of independent and national retailers. Nearby occupiers include Gails, You Me Sushi, Sorrento, Tsaretta Spice, The Fox and The Barmy Arms. scl-land

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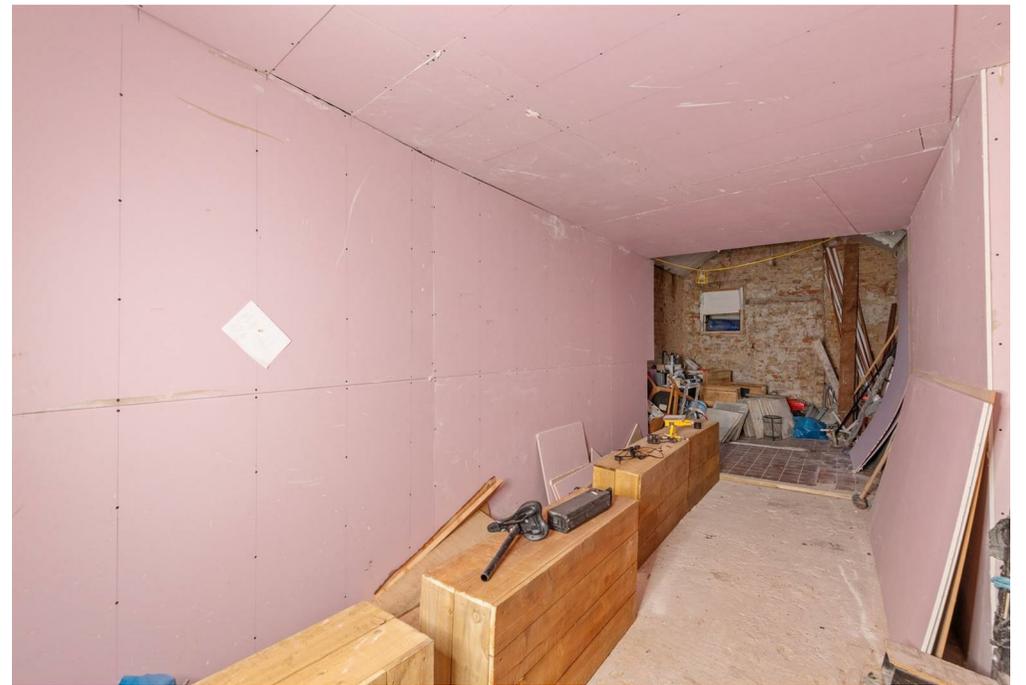


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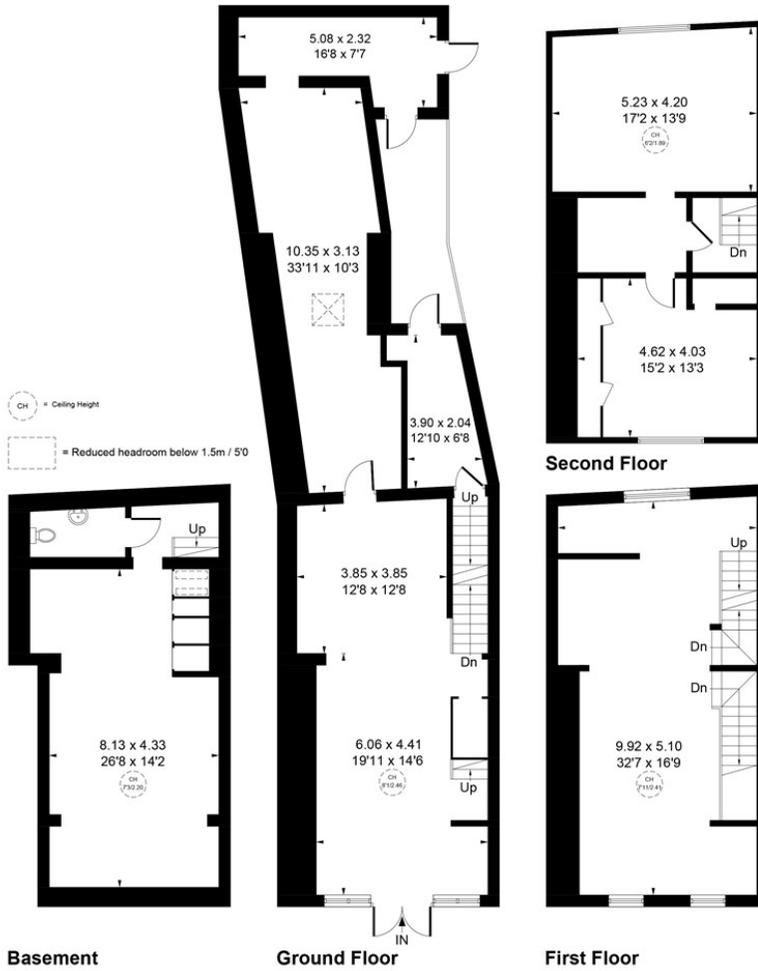
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Approximate Gross Internal Area
238.5 sq m / 2567 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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LOCAL AUTHORITY

Richmond upon Thames London Borough Council

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Shaw & Co
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