franklincommercial
COMMERCIAL PROPERTY AND BUSINESS AGENTS

020 7117 2526



Rent £18,500 Per annum + VAT **Size** 537 Square feet **Ref** #3403

Address

Address: 52 Church Street

Postcode: TW1 3NR

Town: Twickenham

Area: Middlesex

Location

Situated in the highly sought-after, pedestrianised Church Street, in the heart of Twickenham, this prime location benefits from strong footfall and a vibrant atmosphere. The area is renowned for its charming, idyllic character and is a popular destination for independent retailers, cafés, and traders.

Description

An excellent opportunity to acquire the remainder of an existing lease on a well-positioned retail unit in the highly sought-after and pedestrianised Church Street, in the heart of Twickenham.

We are seeking premium offers in the region of £10,000 for the assignment of the lease, which has an unexpired term of approximately 8 years remaining. The current rent is £18,500 per annum (+ VAT), representing an attractive rent level for this prime trading location.

The premises extend to approximately 537 sq ft overall, including rear storage area, and benefit from a versatile Class E use, making the property suitable for a wide variety of retail, office, leisure, beauty, and service-based operators (subject to any necessary consents).

Church Street is one of Twickenham's most desirable retail destinations, renowned for its charming character, independent businesses, and strong pedestrian footfall. The property further benefits from excellent accessibility, with a public car park located directly behind the premises and a pedestrian cut-through providing convenient access to Church Street.

Key Features:

- Prime position on pedestrianised Church Street
- Approximately 537 sq ft including rear storage
- Class E use
- Approximately 7 years remaining on the lease
- Rent of £18,500 per annum (Plus VAT)
- Premium sought in the region of £10,000
- Strong footfall and excellent trading location
- Public car park to the rear with direct pedestrian access

Please note that the incoming tenant will be responsible for the landlord's legal costs in connection with the assignment of the lease.

General Information

Tenure:	Leasehold
Rent:	£18,500 Per annum + VAT
Legal fees:	Both parties to be borne by the ingoing tenant/purchaser
Rateable value:	The VOA website states a rateable value of £14,500 payable at the prevailing rate.
Lease details:	10 year lease from 29th September 2023 to 28th September 2033. Break Option and Rent Review 28th September 2028. The lease is drafted outside the Landlord and Tenant Act 1954.

Features

- ✓ 'E' Use class
- ✓ Excellent trading location
- ✓ Pedestrianised Street
- ✓ Densely populated area

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 £240 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.


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