



QUEEN'S HALL

9 KING STREET, TWICKENHAM

Retail and leisure space in the heart of Twickenham,
which sits on the banks of the River Thames.





PRIME OPPORTUNITY

Prominently located on King Street in Twickenham, the unit offers a prime retail or leisure opportunity. The location plays host to a range of popular occupiers including Boots, Pret A Manger, Megan's and Waterstones. The unit is on the ground floor level.

70%



Population degree level qualification or above (58.9% London average) (ONS)

62,148



Population of Twickenham (Wikipedia)

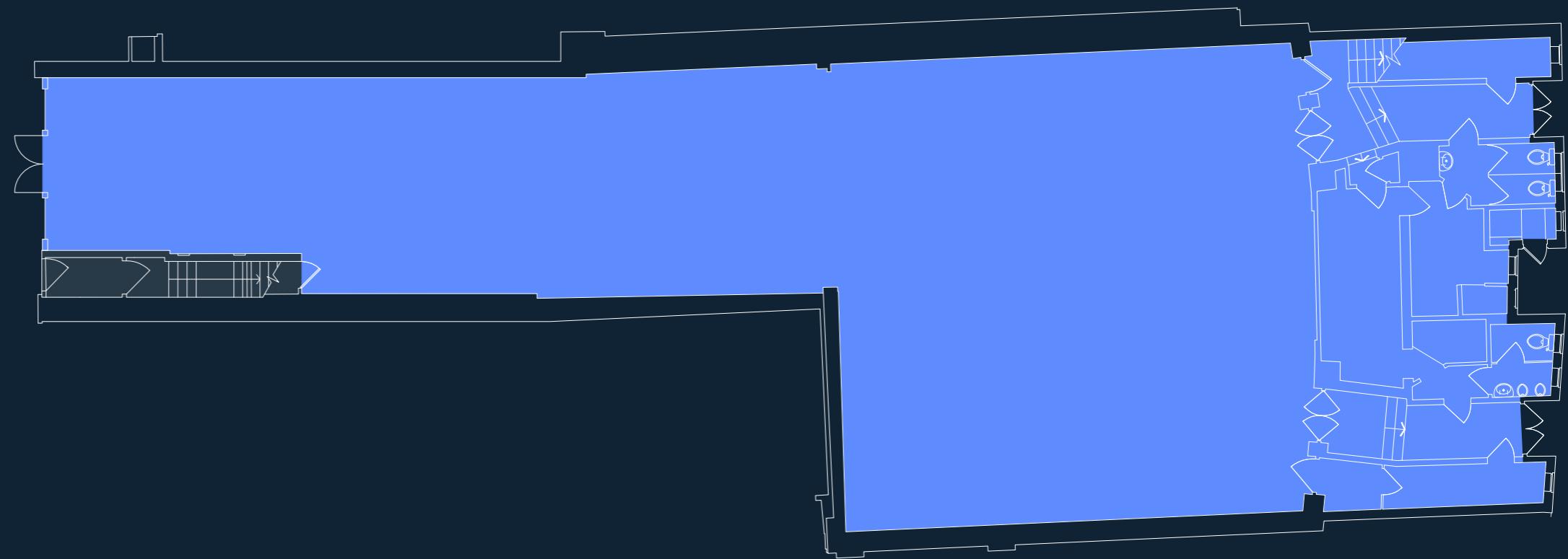


GROUND FLOOR

UNIT 9

3,550 sq ft / 290 sq m

KING STREET

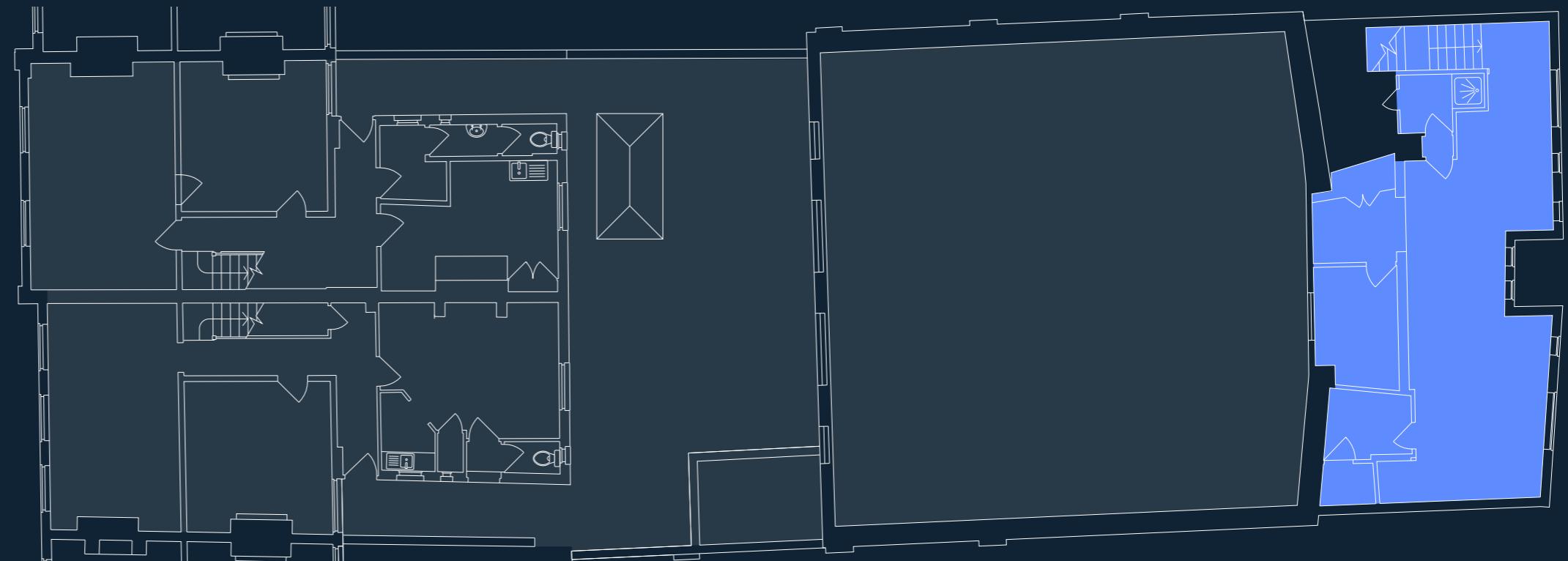


FIRST FLOOR

UNIT 9

750 sq ft / 70 sq m

KING STREET





PRIME LOCATION

Twickenham has a multitude of chic independent shops, delis, pubs and cafés. It benefits from an affluent demographic due to the proximity to excellent schools, riverside walks, historical landmarks and open green spaces. Twickenham Stadium draws huge volumes of visitors to the area each year.

King Street is a 7 minute walk from Twickenham Station, which provides direct links to London Waterloo in under 25 minutes.

12



minutes to Clapham Junction from Twickenham

18



minutes to Vauxhall from Twickenham

9 KING STREET

The Exchange



TWICKENHAM



OAK LANE
CEMETARY

OAK LN

The Albany Pub & Dining Room

Blitz CrossFit

The Cabbage Patch

STATION RD

QUEENS RD

SHERLAND RD

COPTHALL GDNS

CLIFFDEN RD

TENNYSON AVE

Waitrose & Partners

LONDON RD

The Press Room

ARRAGON RD

YORK ST

Rice Mill Thai

Bones Espresso

Bami Viet

Sidra

The Eel Pie

Masaniello

The Fox

Barmy Arms

9

KING STREET

1

Gail's Bakery

2

CUPP

Urban Baristas

Waterstones

Pret a Manger

Megan's

3

Esquires Coffee

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Ristorante Sorrento

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PureGym

6

Double Deli

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Khao Thai

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Browne's Artisan Butchers

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Cousins of Twickenham

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Riverside

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76.2%

Working age population in
managerial, professional or
technical occupations
(ONS)



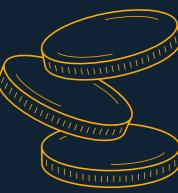
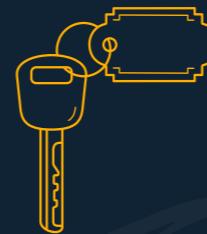
£812.50

Median full-time gross
weekly earnings
 (£728.40 London Average)
(ONS)



£831,357

Average sold house price
 (£740,597 London average)
(Zoopla)





AVAILABILITY

The available space is arranged over ground and first floor levels.

FLOOR	SQ FT	SQ M
GROUND	3,550	330
FIRST	750	70
TOTAL	4,300	400

RENT

Upon application

LEGAL COSTS

Each party to bear their own legal costs.

To arrange an inspection please contact the joint sole agents:



MATT PAULSON-ELLIS
matt.paulson-ellis@levyrealestate.co.uk
 07867 781 811

SERVICE CHARGE

UNIT	
9 KING STREET	£5,076 per annum + VAT

RATES

Interested parties are advised to make enquiries with Richmond upon Thames Borough Council.

EPC

EPC available on request.

POWER SUPPLY

3 Phase 100 AMP power supply.

INSURANCE

UNIT	
9 KING STREET	£1,362 per annum + VAT.

TENURE

A new full repairing and insuring lease for a term to be agreed. The lease will be contracted outside the security of tenure provisions of the 1954 Landlord & Tenant Act (Part II) as amended.

USE CLASS

Class E (Commercial, Business and Service).

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Marketing: [Stuart Chapman Design](#)



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