



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)



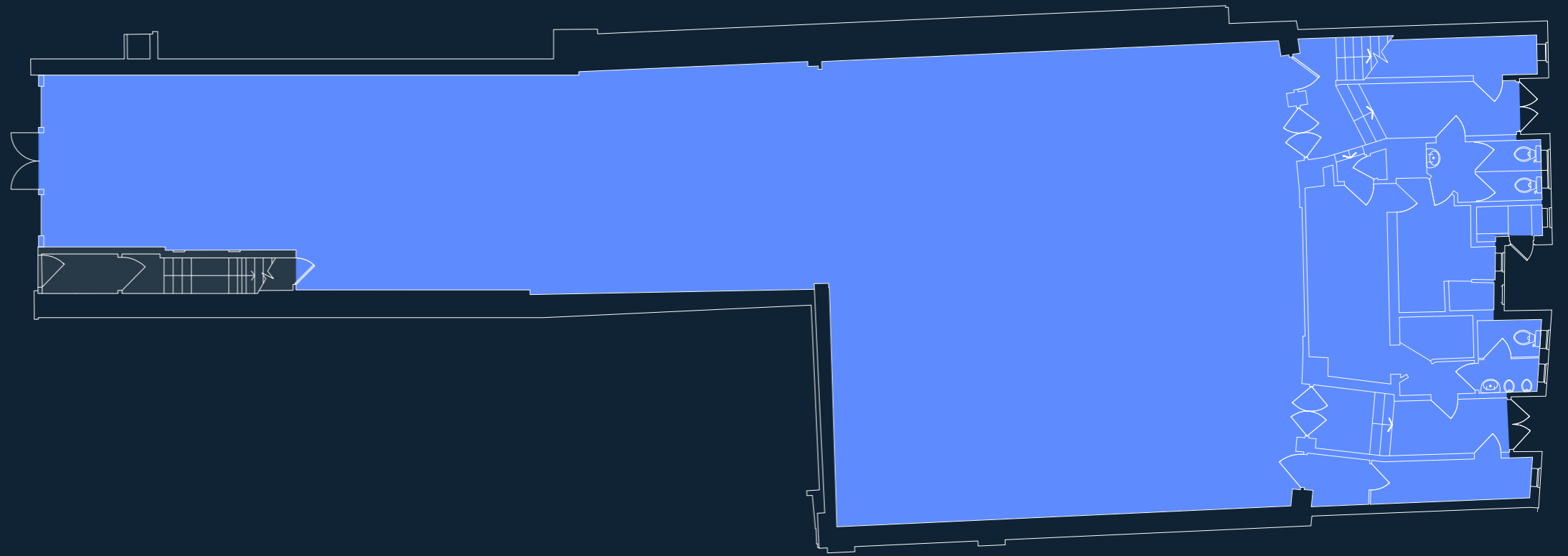
GROUND FLOOR



UNIT 9

3,550 sq ft / 290 sq m

KING STREET



NORTH

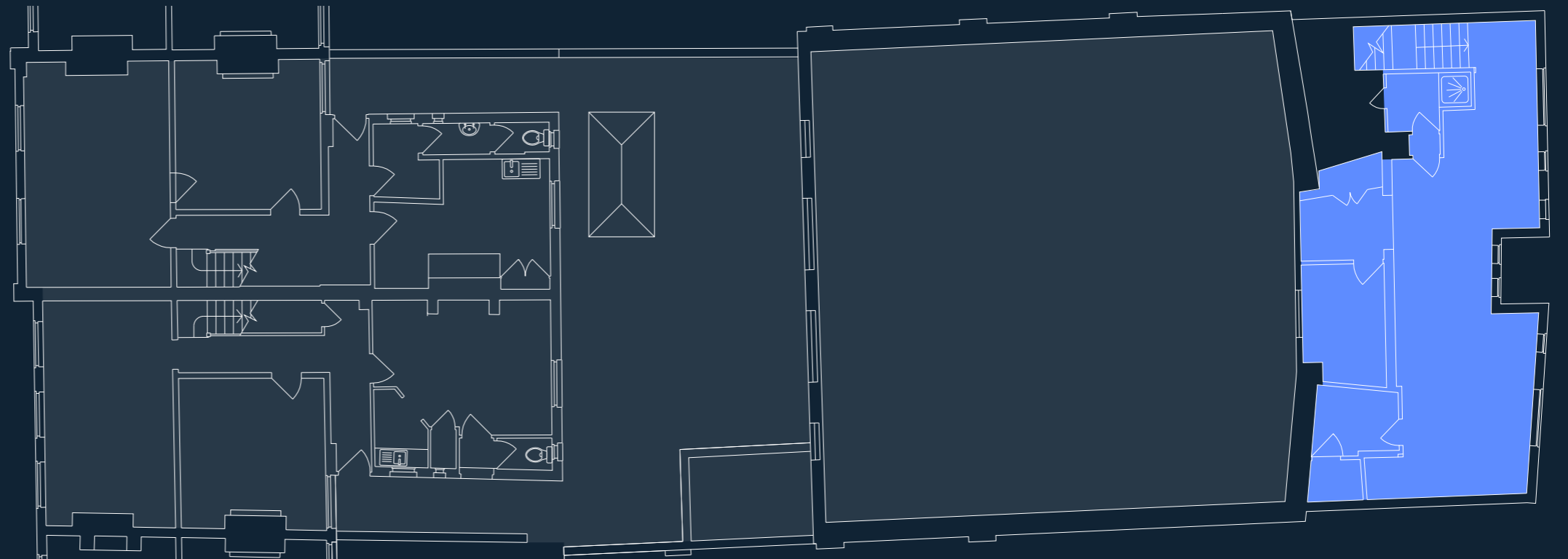
FIRST FLOOR



UNIT 9

750 sq ft / 70 sq m

KING STREET



NORTH



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



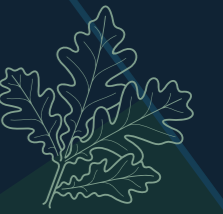
minutes to Vauxhall from Twickenham

9 KING STREET



TWICKENHAM

The Exchange



OAK LANE CEMETARY

The Albany Pub & Dining Room

Blitz CrossFit

The Cabbage Patch



Waitrose & Partners

Caffè Del Mare

STATION RD

QUEENS RD

The Timberyard

LONDON RD

ARRAGON RD

YORK ST

Rice Mill Thai



The Press Room



Bones Espresso

Bami Viet

Sidra

The Eel Pie

9

KING STREET

Masaniello

The Fox

Gail's Bakery

Barmy Arms

CUPP

Urban Baristas

Waterstones

Pret a Manger

Megan's

Cousins of Twickenham

Browne's Artisan Butchers

CLIFDEN RD

COPTHALL GDNS



Khao Thai

Ristorante Sorrento

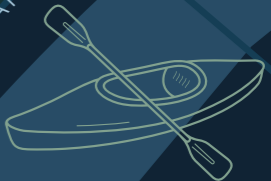
Double Deli

KING ST

PureGym

Esquires Coffee

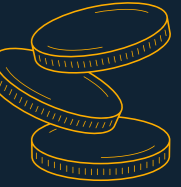
THE EMBANKMENT



RIVER THAMES

EEL PIE ISLAND

TENNYSON AVE



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.

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).

To arrange an inspection please contact the joint sole agents:



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Marketing: [Stuart Chapman Design](#)