



## **ST MARGARET'S**

**8 Crown Road, TW1 3EJ**

**SHOP TO LET**

**Acrewoods**

CHARTERED SURVEYORS est 2003

**34 Kingsley Road  
Hounslow, Middlesex  
TW3 1NS  
0208 577 5733**

## LOCATION.

The premises are situated in a prominent busy retail parade in this affluent village situated between Richmond and Twickenham. St Margaret's mainline station is close by and there is easy access to the A316, connecting to the M3.

## DESCRIPTION.

The shop comprises a mid terrace unit, benefiting from excellent retail area together with rear storage/office and large basement, max head height 1.37 m (4'6"). In addition there is a private courtyard garden which can be accessed directly from the shop and rear office. There are 2 WCs. Recently refurbished.

## ACCOMODATION.

Floor	Use	Sqm (Approx.)	Sqft (Approx.)
Ground	Main retail	24.81	267
	Back room,	11.43	123
	WC & Kitchen		
Basement	Storage	37.92	408
Outside	Private court yard. WC.		

## RATES.

The Rateable Value is £10,500.

## EPC.

On application.

## LEGAL COSTS.

Each party is responsible for their own costs.

## LEASE.

A new FRI lease for a term to be agreed.

## RENT.

**£25,000 per annum.**

## VAT.

VAT does not apply to this lot.

## VIEWING.

For all enquires, contact Paul Baker at ACREWOODS Chartered Surveyors.

[enquiries@acrewoods.com](mailto:enquiries@acrewoods.com)

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## DISCLOSURE.

It is brought to your attention that a member of this **firm** has an interest in this property.

