

**Lot 3, Magnet Kitchens, Cherry Tree House, 59 Staines Road, Twickenham, London,
TW2 5BH**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

London Retail Investment

- Let to Magnet Limited (t/a Magnet Kitchens) until September 2030
- Prominent frontage onto Staines Road (A305)
- Excellent road communications via A316 and M3 Motorway
- Car Parking to the rear
- Approx. 1 mile from Twickenham town centre
- Highly affluent South West London location

Lot

3

Auction

11th June 2026

Rent

£75,000 per Annum Exclusive

Status

Available

Sector

Retail

Auction Venue

Live Streamed Auction

Location

Miles

2 miles south-west of Richmond, 11 miles south-west of Central London

Roads

A4, A305, A310, M3 (Junction 1), M4 (Junction 2)

Rail

Twickenham Railway Station, Strawberry Hill Railway Station

Air

London Heathrow Airport

Situation

The property is located in the highly affluent South West London suburb of Twickenham, benefitting from good communications via the A316, providing direct access to Central London and the M3 Motorway. The property is situated on the busy Staines Road (A305), close to Twickenham Green and approximately 1 mile south-west of Twickenham Railway Station.

Tenure

Long Leasehold. Held for a term of 150 years from 01/06/2004 until 31/05/2154 at a peppercorn ground rent.

Description

The property comprises a ground floor retail and office unit forming part of a larger building. The property also benefits from car parking to the rear.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Office	256.83	(2,764)	MAGNET LIMITED (t/a Magnet Kitchens) (1)	5 years from 04/09/2025	£75,000
Total		256.83	(2,764)			£75,000

(1) Magnet Limited is a UK kitchen retailer and manufacturer with over 200 locations nationwide. The company is a wholly owned subsidiary of Nobia AB, a Stockholm-based European kitchen manufacturing group operating several leading kitchen brands across Europe (Source: <https://www.magnet.co.uk/>)

N.B. The commercial floor areas stated above are those published by the Valuation Office Agency (<https://www.gov.uk/find-business-rates>)

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2024