

 **Tuckerman**

 **MARTIN  
CAMPBELL**

COMMERCIAL PROPERTY CONSULTANTS

98 Kew Road,  
London, TW9 2PQ

Creative Space For  
Sale Of Interest To  
Investors & Owner  
Occupiers



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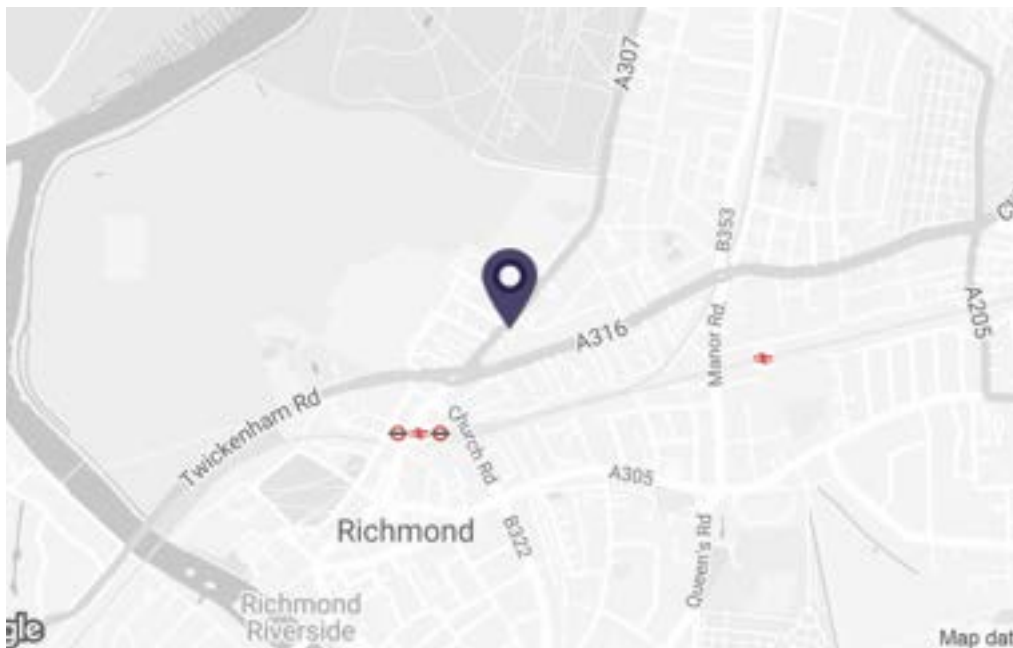
## Executive Summary

- A rare Freehold opportunity to acquire a well-appointed creative space in the heart of the affluent Borough of Richmond.
- Of interest to investors and owner occupiers.
- The premises forms part of an attractive nineteenth century terrace parade which includes a number of quality restaurants notably Chatora (Michelin Starred Indian), Raitakrai (Thai), Four Regions (Chinese) and Rock & Rose (fusion).
- The property is approached via a modern glazed frontage and comprises an imaginatively arranged split level unit on ground and mezzanine floors with metal interlinking staircases. The premises benefit from WC and shower and a rear access from Evelyn Gardens.
- The property falls within planning use Class E (Commercial, Business and Service) and therefore would suit a variety of occupiers and uses including offices, retail, restaurant, medical and estate agency.
- The residential upper parts are sold off on long leases.
- The Vendors are seeking a price of £499,000 plus VAT for the freehold interest, which equates to an affordable capital value of £372 per sq ft.





98 Kew Road, London, TW9 2PQ



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## Location and Transport

98 Kew Road is situated on the A307, close to Richmond Circus and being located 8 miles South West of Central London. The premises benefits from excellent road connections with Heathrow Airport just 12 miles away.

Richmond Station is approximately a 150 metre walk, with the Mainline Station providing direct trains to Waterloo (up to 8 trains an hour) with the quickest journey being just 18 minutes with regular services outwards to Windsor and Reading. The Station also provides Underground services to Central London (District & Circle Lines).

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## Description

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The residential upper parts are sold off on long leases and are accessed via their own independent entrance.

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## Floor Areas

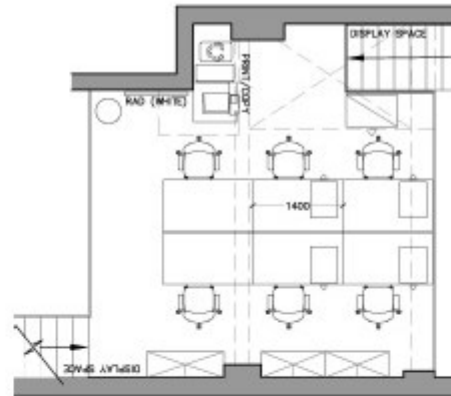
The premises are arranged as follows

Unit	Description	Sq Ft NIA	Sq M NIA
Ground	Office	1,342	125
<b>TOTAL</b>		<b>1,342</b>	<b>125</b>

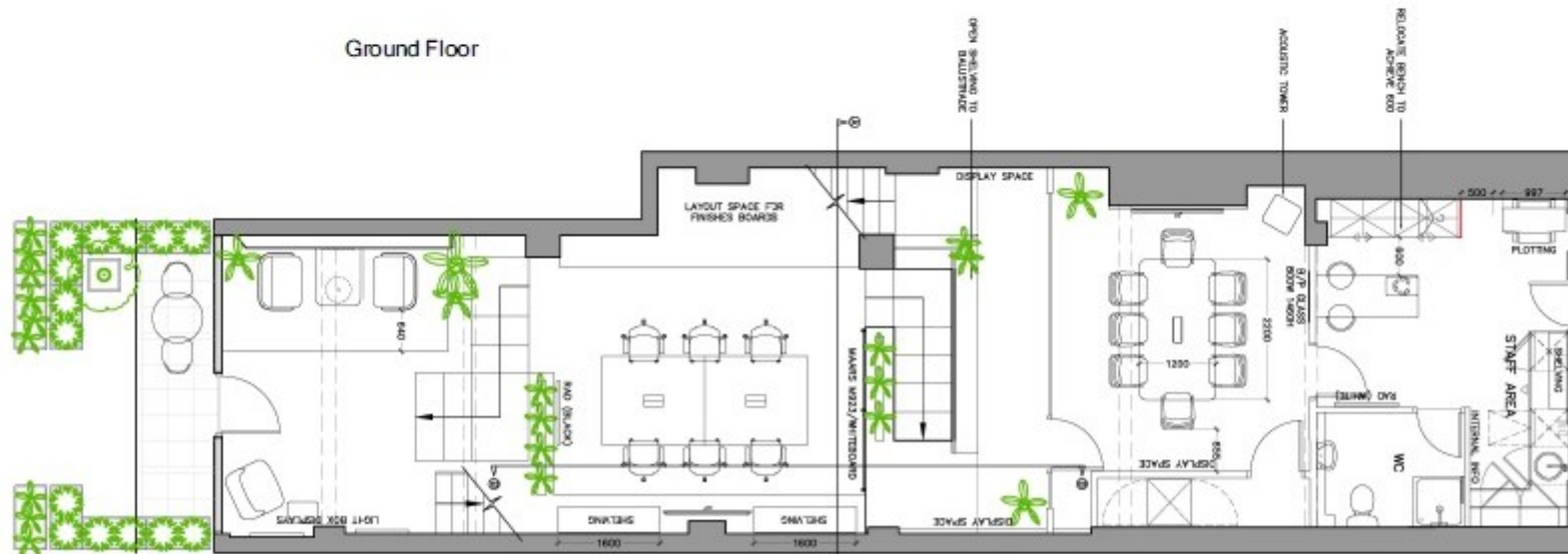
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## Floor Plans

Mezzanine Floor



Ground Floor



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## Tenure

Freehold.

## Title

The property is held freehold Title No. 5Y322237.

## Tenancies

The upper floors are sold off on long leases. Flat 2 is for a term 189 years from 1st January 1987. Title No. TGL441415. Flat 2A was originally for a term of 99 years from 1st January 1987, however is currently being extended Title No. SGL502167.

## EPC

The ground floor has an EPC rating of C.

## Rates

The ground floor is rated as shop and premises and has a rateable value of £27,250.

## VAT

The premises are VAT elected.

## Proposal

The Vendors are seeking offers of £499,000 exclusive of VAT for the freehold interest of the entire premises.

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## Legal Costs

Each party to bear their own legal costs.

## Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

## Further Information

Should you require any further information or wish to arrange an inspection, please contact

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