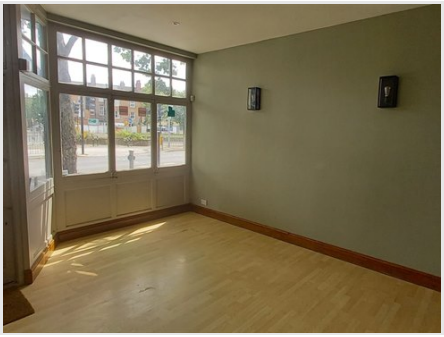
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

109 KEW ROAD, RICHMOND UPON THAMES, TW9 2PN



SUMMARY

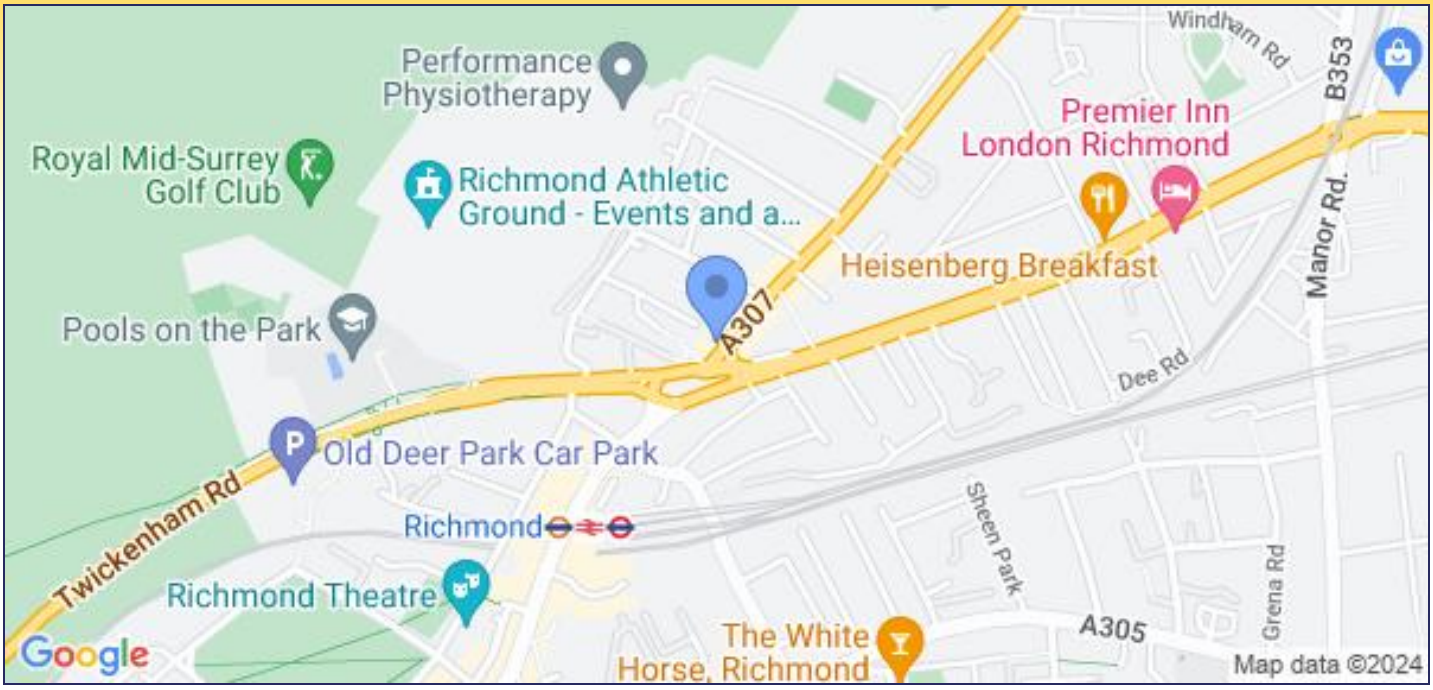
- **897 sq ft (83.36 sq m)**
- **Fitted Restaurant**
- **Ground Floor & Basement**
- **To Let**
- **Rent: £32,500 per annum excl.**
- **Available on a new Full Repairing and Insuring lease. Terms to be agreed.**

AMENITIES

- **Busy Local Parade**
- **Class E Use**
- **Close Richmond Town Centre**
- **Dumb Waiter**
- **Fitted Kitchen Extraction**
- **WCs Facilities**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Richmond is situated 9 miles South West of central London and 8 miles to the East of Heathrow Airport. Richmond Rail & Tube station provides mainline, District and Overground services, giving easy access to London Waterloo, Putney and Clapham Jct. The property is located close to Richmond Circus and therefore gives easy access to A316 which leads to the M3.

DESCRIPTION

The property comprises ground floor and basement and has previously used as a restaurant, and the basement is partially fitted out as a kitchen. The ground floor is predominately open plan with a bar area. The premises could easily be reopened as a restaurant or converted to other uses. There are WCs on both ground and basement.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	625 sq ft (58.09 sq m)
Basement	272 sq ft (25.28 sq m)
Total	**897 sq ft (83 sq m)**

LEASE / TERM

Available on a new Full Repairing and Insuring lease. Terms to be agreed.

RENT

£32,500 per annum excl.

RATES

The property is listed on the VOA website as having a Rateable Value of £19,500.

VAT

VAT is not applicable

EPC RATING

D (99)

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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Property Ref: 4736. Date: 2024