

**86 KEW ROAD, (GROUND & BASEMENT), RICHMOND UPON
THAMES, TW9 2PQ**

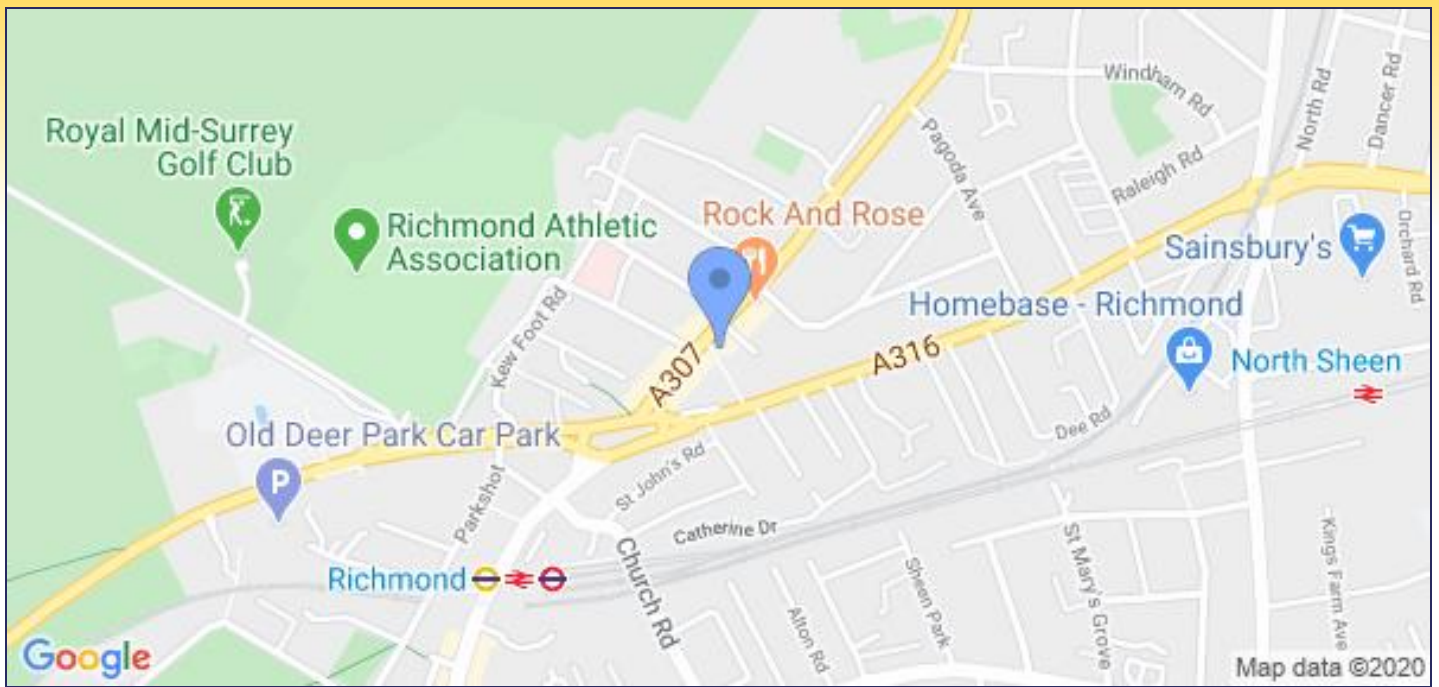


SUMMARY

- 1,690 sq ft (157.06 sq m)
- 999 year Long Leasehold
- For Sale
- For Sale or To Let
- To Let
- Price: £650,000
- Rent: Terms Upon Application
- Available on a new FRI lease.

AMENITIES

- A3 or A4 use (could also be A1 or A2)
- Alcohol licence
- Attractive double bay retail frontage
- Fitted out for use as cafe restaurant with kitchen
- High ceilings and good natural light
- Prominent corner site



LOCATION

Richmond is situated 9 miles South West of Central London and 9 miles East of Heathrow Airport with good links to the M25 / M3 and M4 motorways. Richmond National Rail and Tube Station affords passengers a direct rail service into London Waterloo and offers District and overground services. The property is situated close to the junction where Richmond Circus meets Kew Road and is a short walk from the Station as well as all the attractions and amenities of Richmond. Kew Gardens, a UNESCO World Heritage site and major tourist destination is also very close by.

DESCRIPTION

Formerly the Blue Anchor Free House, the unit forms part of a larger landmark mixed-used commercial property situated on a vibrant retail pitch which is home to a good number of restaurants including: Time for Thai, Treviso, Oppa, Four Regions, Rock & Rose. Sympathetically refurbished a number of years ago, the property benefits from a number of period features, as well as high ceilings and good natural light.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	855 sq ft (79.46 sq m)
Basement	835 sq ft (77.60 sq m)
Total	1,690 sq ft (157 sq m)

LEASE / TERM

Available on a new FRI lease.

RENT

Terms Upon Application

PRICE

£650,000

RATES

The rateable value is £25,750; the rates payable at £0.48 in the pound would be £12,360.

VAT

VAT is not applicable

EPC RATING

TBC

LEGAL COSTS

Parties to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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Property Ref: 4429. Date: 2020