

**UNIT 5 WESTMINSTER HOUSE, KEW ROAD, RICHMOND UPON
THAMES, TW9 2ND**



SUMMARY

- **547 sq ft (50.84 sq m)**
- **Max Depth 32' (9.9m) / Max Width 17' (5.2m)**
- **A3 Subject to planning consent**
- **To Let**
- **Rent: £46,500 per annum exclusive**
- **A new lease the terms of which are to be agreed.**

AMENITIES

- **A1/A2 usage**
- **Prominent frontage**
- **WC facilities**



LOCATION

Richmond is located 9 miles from Central London and has excellent road and rail links to both London and Heathrow Airport. The property adjoins the busy Richmond Railway Station with underground and overground services including a direct link to Waterloo. It is situated in a thriving shopping parade surrounded by major retailers such as Carluccios, The Orange Tree Pub, Sainsbury's Local, Starbucks and Marks&Spencers Food.

DESCRIPTION

The property currently comprises an A1 / A2 unit arranged entirely at ground floor level with WC facilities and kitchen to the rear. The Landlord has recently put in a planning consent application for A3 use and all indications are that they will be successful.

LEASE / TERM

A new lease the terms of which are to be agreed.

RENT

£46,500 per annum exclusive

RATES

The property is listed on the VOA website as having a rateable value of £33,250.

VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur
020 8940 2266
d.arthur@martincampbell.co.uk

Julius de Mattos
020 8940 2266
j.demattos@martincampbell.co.uk