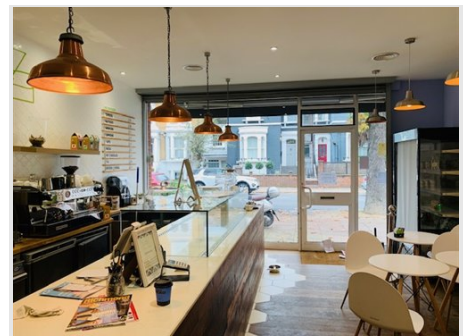


112 KEW ROAD, RICHMOND UPON THAMES, TW9 2PQ



SUMMARY

- **1,119 sq ft (104.00 sq m)**
- **Prominent corner retail unit**
- **Split-level layout**
- **To Let**
- **Rent: £32,500 per annum**
- **A new lease is to be issued with terms to be agreed.**

AMENITIES

- **Access to rear yard**
- **Disabled WC**
- **Refurbished basement**
- **Roller Shutter**
- **Spot Lighting**



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 located on a busy thoroughfare and occupies the stretch with a number of varied retailers and restaurants including: Rock and Rose, Educated Palate and Tesco Express.

DESCRIPTION

The premises comprise ground and lower ground floors of a prominent corner retail unit with good internal layout and rear access to a small yard. The shop and basement are in excellent condition with spot lighting, tiled floors, disabled WC access and roller shutters.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	533 sq ft (49.54 sq m)
Basement	586 sq ft (54.46 sq m)
Total	1,119 sq ft (104 sq m)

LEASE / TERM

A new lease is to be issued with terms to be agreed.

RENT

£32,500 per annum

RATES

The property is listed on the VOA website as having a rateable value of £20,500.

VAT

EPC RATING

Upon Application

LEGAL COSTS

Each party is to be responsible for their own costs in this transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

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