MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

RETAIL TO LET

55 KEW ROAD, RICHMOND UPON THAMES, TW9 2NQ

SUMMARY

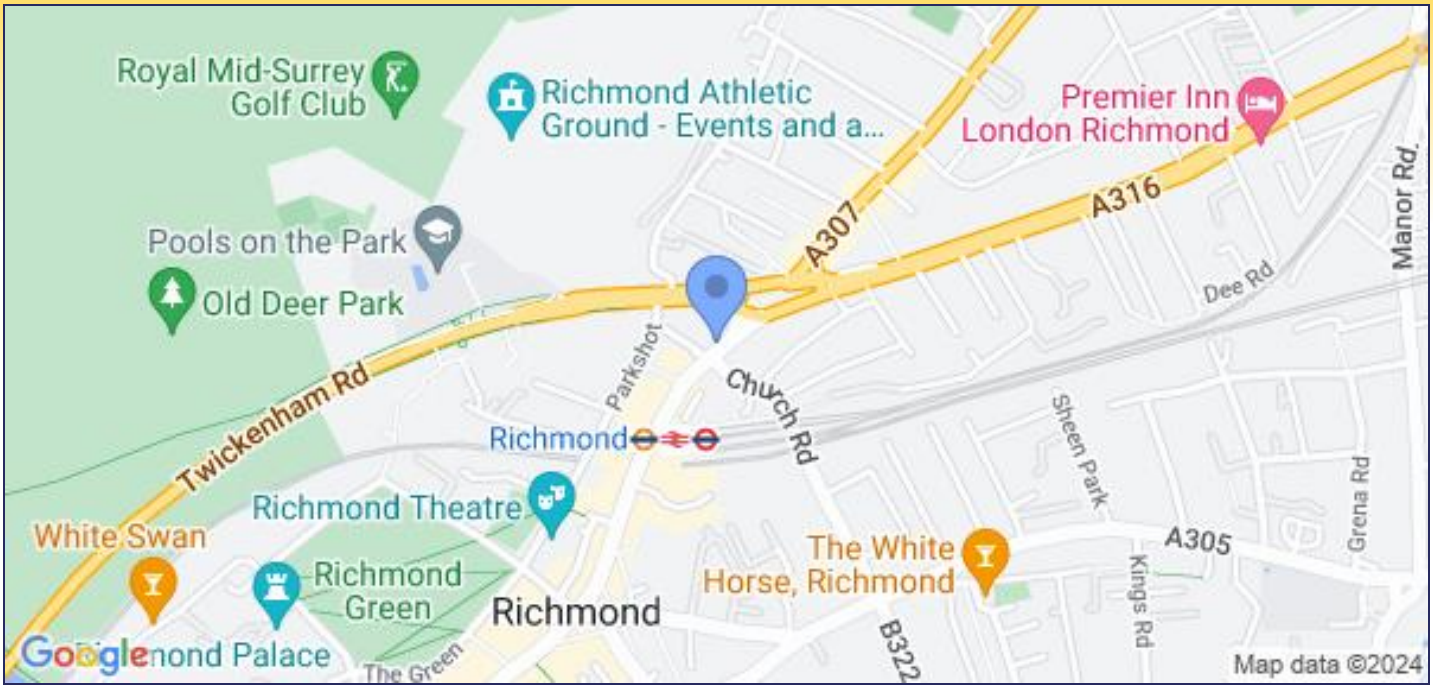
- **221 sq ft (20.54 sq m)**
- **Close to Richmond Station**
- **To Let**
- **Rent: £17,500 per annum excl.**
- **Available on a new Full Repairing and Insuring lease for a term to be agreed.**

AMENITIES

- **Busy Main Road Location**
- **Close to Richmond Station**
- **Comfort Cooling**
- **Low Rateable Value**
- **WC & Storeroom**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Close to the Town Centre and within a 2 minute walk of Richmond Station (Mainline Overground and Underground) Adjacent to the A316 which provides direct access to Central London and to the M3. The property is close to the Orange Tree Theatre and a number of restaurants.

DESCRIPTION

The premises comprise a ground floor lock up shop/office, with an additional store room. There is a WC at the rear of the unit. Rear access to the unit is available from a service alleyway.

ACCOMMODATION

FLOOR	SIZE
Shop/Office	221 sq ft (20.54 sq m)
Rear Store	75 sq ft (6.97 sq m)
Total	**296 sq ft (28 sq m)**

LEASE / TERM

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

RENT

£17,500 per annum excl.

RATES

We understand from the VOA website that the premises has a Rateable Value of £9,800. A tenant may be eligible for rates exemption, but will need to make their own enquiries.

VAT

VAT is not applicable

EPC RATING

C (54)

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: 4667. Date: 2024