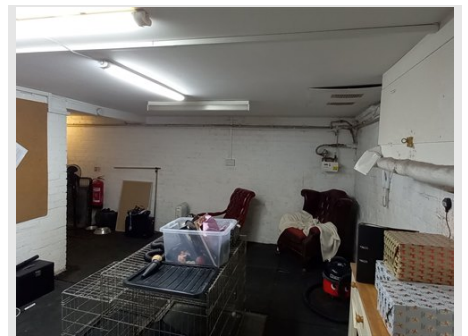


## 293 SANDYCOMBE ROAD, KEW, TW9 3LU

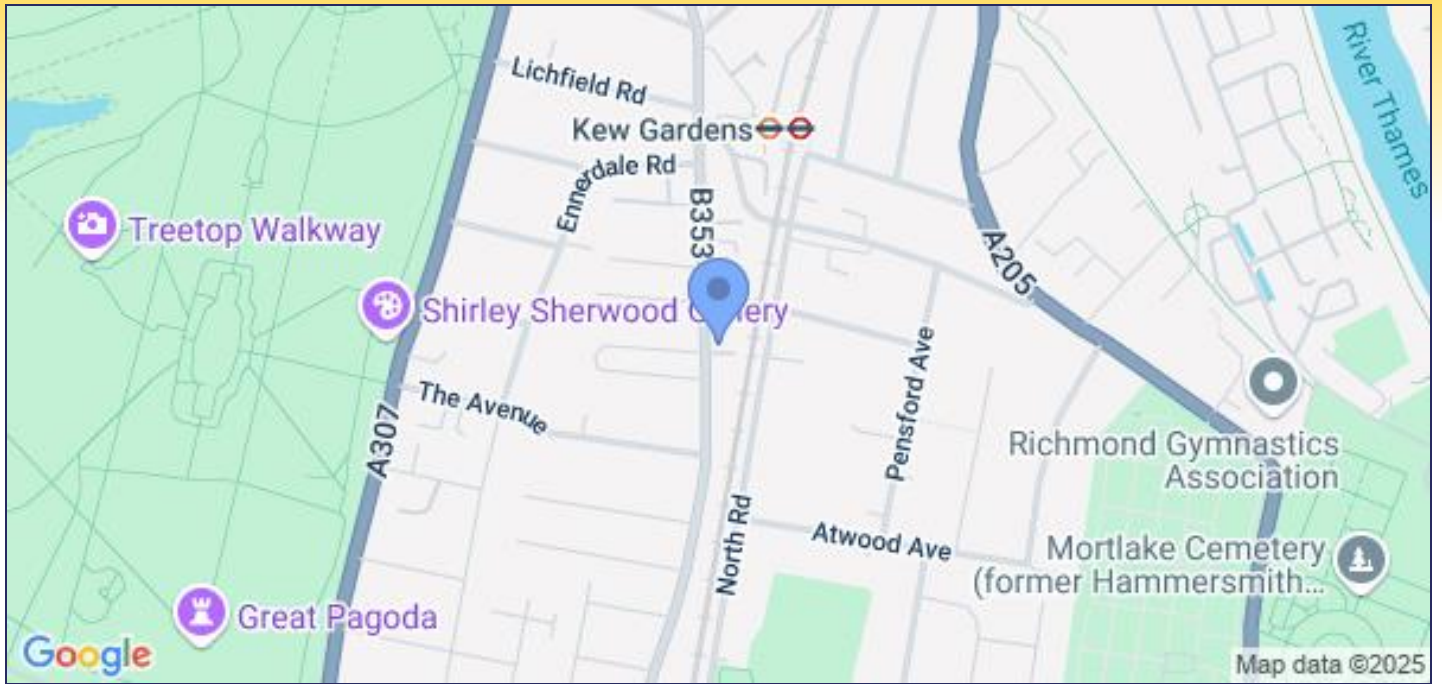


### SUMMARY

- 618 sq ft (57.43 sq m)
- Attractive Parade Near Kew Village
- Class E Use
- To Let
- Rent: £16,000 per annum excl
- Available on a new Full Repairing and Insuring lease, terms to be agreed.

### AMENITIES

- Access To Small Rear Yard
- Busy Road Location
- Excellent Natural Light
- Useful Storage Basement



## LOCATION

Kew is approx. 7 miles west of central London and is home to both The Royal Botanical Gardens and National Archives. Located within easy walking distance of Kew Gardens Station (District Line & London Overground) Providing excellent services to Central London. The A316 is within a short drive and provides direct access to the M3 and leads to M25 orbital motorway. There are a number of local retailers and restaurants and bars near by.

## DESCRIPTION

The premises comprise the ground floor and basement of this charming lock-up shop close to Kew village. The shop has an excellent display frontage with double bay windows with further space to the rear of the shop and a sizeable basement.

## ACCOMMODATION

FLOOR	SIZE
Ground Floor	424 sq ft (39.41 sq m)
Basement	194 sq ft (18.03 sq m)
<b>Total</b>	<b>618 sq ft (57 sq m)</b>

## LEASE / TERM

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

## RENT

£16,000 per annum excl

## RATES

The premises are listed on the Valuation Office website as having a Rateable Value of £8,400. A tenant may benefit from rates exemption, they will need to make their own enquiries.

## VAT

VAT is not applicable

## EPC RATING

D (76)

## LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

## VIEWING

Viewing strictly by prior appointment with the agent:

David Keates  
020 8940 2266  
d.keates@martincampbell.co.uk