

293 SANDYCOMBE ROAD, KEW, TW9 3LU



SUMMARY

- 1,556 sq ft (144.61 sq m)
- Attractive Parade Near Kew Village
- Auction Sale
- Freehold Investment
- Price: £550,000
- The shop is let to The Dog Grooming Café 88 Limited (t/a Hushound) on an Full Repairing and Insuring lease for a term of 12 years from 6th December 2023 at a rent of £16,000 per annum subject to 4 yearly open market rent reviews. The Tenant has the benefit of a break clause in 2027. The residential is sold with vacant possession.

AMENITIES

- Affluent location
- Auction Sale
- Defensive investment
- Let Commercial Unit
- Substantial residential uppers



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.

DESCRIPTION

Victoria Parade is an attractive nineteenth century neighbourhood parade of shops and restaurants. The property itself comprises a ground floor shop with usable basement, together with a self-contained 3-bed maisonette.

ACCOMMODATION

FLOOR	SIZE
Ground Floor Retail	424 sq ft (39.41 sq m)
Basement Ancillary Retail	194 sq ft (18.03 sq m)
Residential 3-Bed Maisonette	938 sq ft (87.17 sq m)
Total	1,556 sq ft (145 sq m)

LEASE / TERM

The shop is let to The Dog Grooming Café 88 Limited (t/a Hushound) on an Full Repairing and Insuring lease for a term of 12 years from 6th December 2023 at a rent of £16,000 per annum subject to 4 yearly open market rent reviews. The Tenant has the benefit of a break clause in 2027. The residential is sold with vacant possession.

PRICE

£550,000

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:

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