MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

INVESTMENT
FREEHOLD INVESTMENT

293 SANDYCOMBE ROAD, KEW, TW9 3LU

SUMMARY

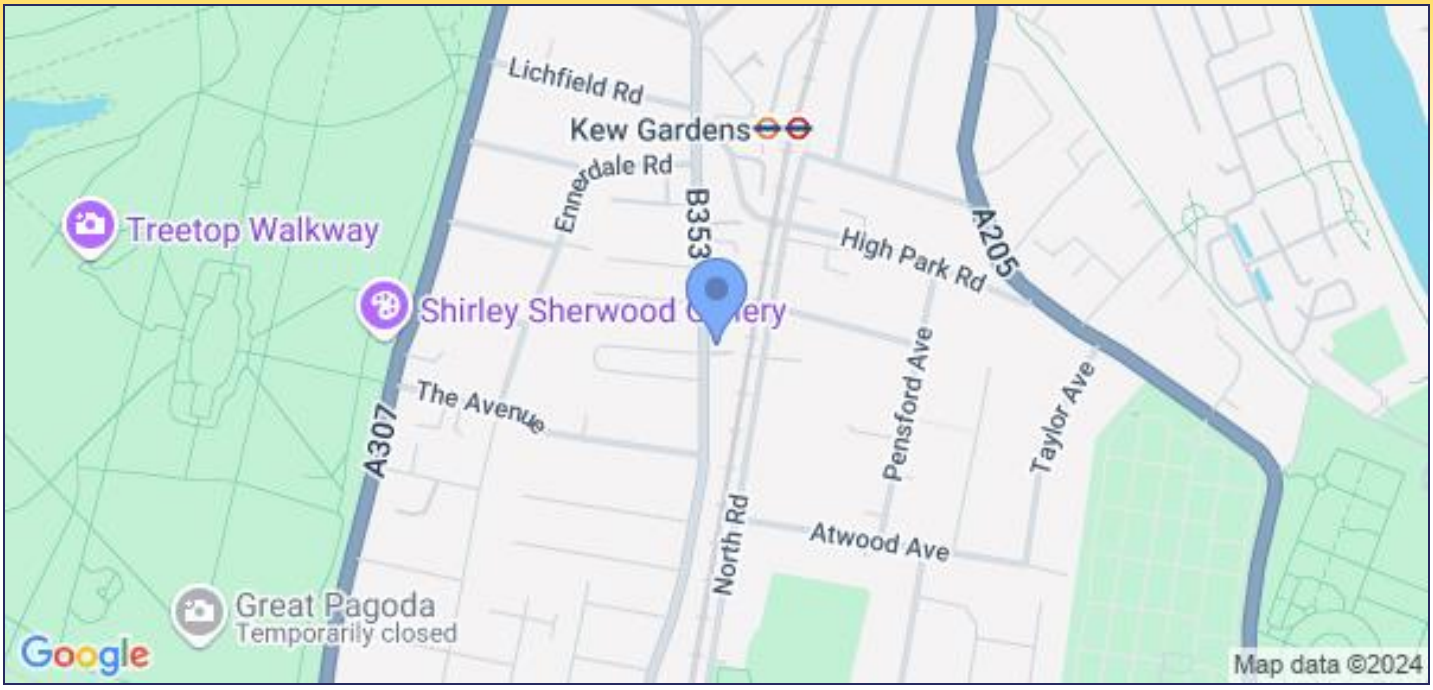
- **1,556 sq ft (144.61 sq m)**
- **Attractive Parade Near Kew Village**
- **Auction Sale**
- **Freehold Investment**
- **Price: £550,000**
- **The shop is let to The Dog Grooming Café 88 Limited (t/a Hushound) on an Full Repairing and Insuring lease for a term of 12 years from 6th December 2023 at a 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**

020 8940 2266
6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



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:

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk

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

James Paterson - Barnard Marcus
020 8741 9990
james.paterson@barnardmarcus.co.uk

MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

Misrepresentation Act 1967: Martin Campbell & Co Ltd for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that;
1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.
Property Ref: 4775. Date: 2024