

291 SANDYCOMBE ROAD, KEW, TW9 3LU

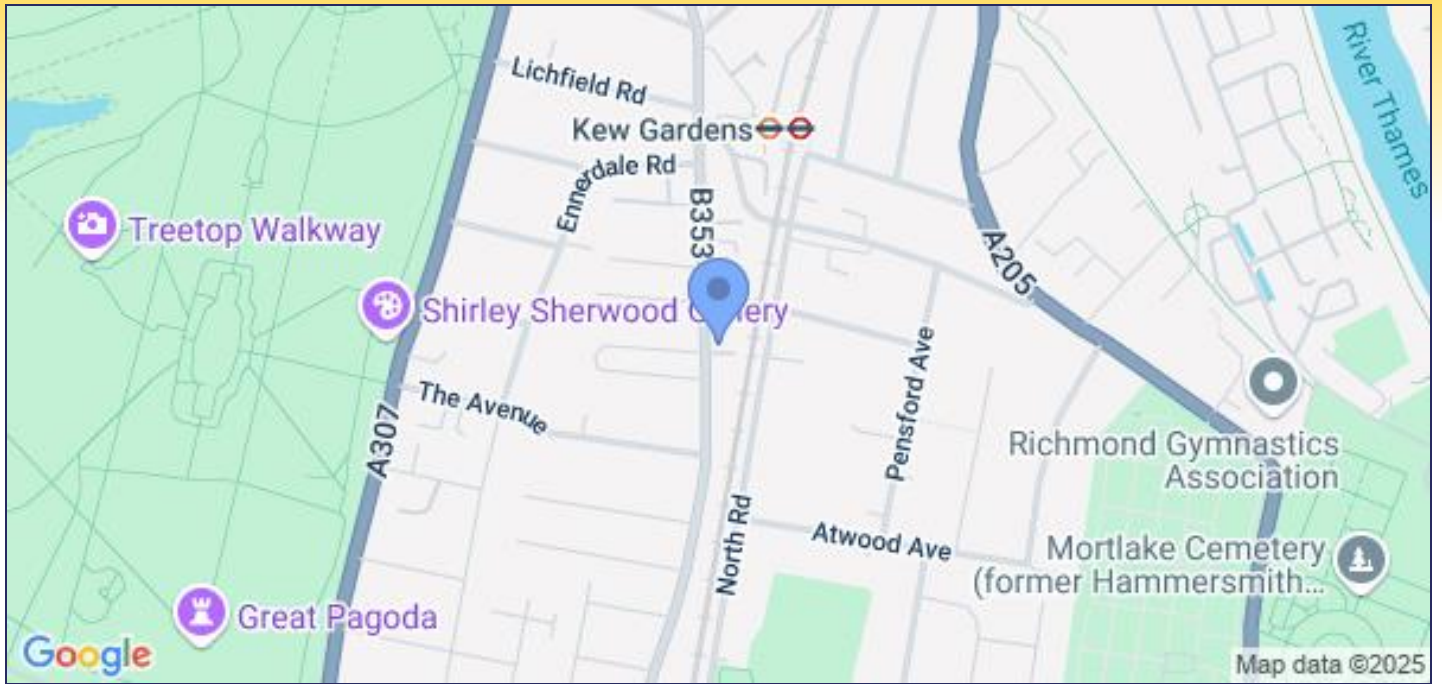


SUMMARY

- 1,652 sq ft (153.53 sq m)
- Attractive Parade Near Kew Village
- Auction Sale
- Freehold Investment
- Price: £490,000
- The property is let to a private individual trading as Q-Verde on an Full Repairing and Insuring lease for a term of 15 years from 20 December 2018 at a rent of £25,000 per annum. The rent is subject to open market rent reviews every 5 years and the 2023 rent review remains outstanding.

AMENITIES

- Affluent location
- Auction Sale
- Defensive investment
- Single Let
- Substantial residential uppers
- Under-rented



LOCATION

Kew is approx. 7 miles west of central London and is home to both The Royal Botanical Gardens (UNESCO World Heritage Site) 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 42 cover restaurant with basement, together with self-contained maisonette.

ACCOMMODATION

FLOOR	SIZE
Ground floor restaurant	717 sq ft (66.64 sq m)
Basement store	229 sq ft (21.28 sq m)
Residential Uppers	706 sq ft (65.61 sq m)
Total	1,652 sq ft (154 sq m)

LEASE / TERM

The property is let to a private individual trading as Q-Verde on an Full Repairing and Insuring lease for a term of 15 years from 20 December 2018 at a rent of £25,000 per annum. The rent is subject to open market rent reviews every 5 years and the 2023 rent review remains outstanding.

PRICE

£490,000

VAT

VAT is not applicable

EPC RATING

C(62) & D(56)

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
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