

**UNIT 7 , WESTMINSTER HOUSE, KEW ROAD, RICHMOND UPON
THAMES, TW9 2ND**

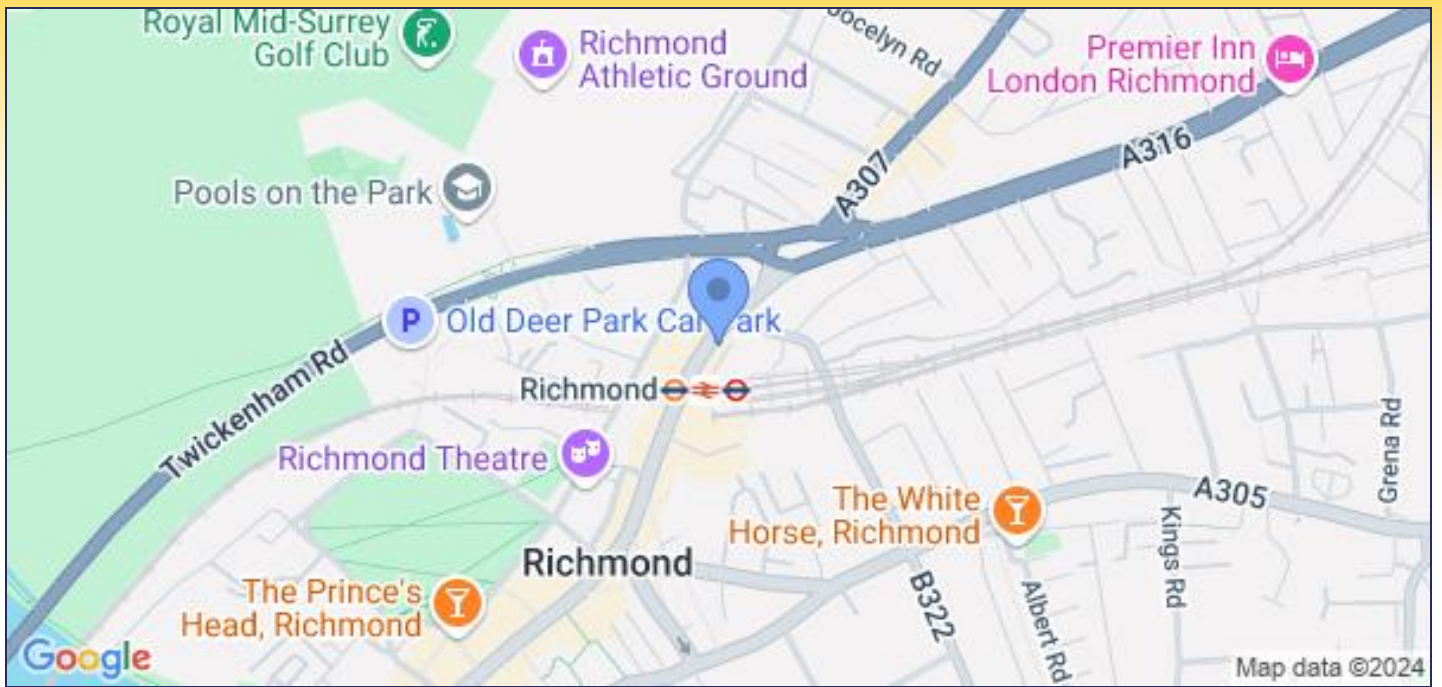


SUMMARY

- **543 sq ft (50.46 sq m)**
- **Takeaway Unit**
- **Adjacent Richmond Station**
- **To Let**
- **Rent: £46,500 pax**
- **The premises are held on a lease from September 2021 for a term of 15 Years. The rent is subject to 5 yearly rent reviews. A premium is required to cover our clients costs in the disposal.**

AMENITIES

- **Fully Fitted Kitchen**
- **Prominent Frontage**
- **Takeaway Use**
- **WC Facilities**



LOCATION

The property is adjacent to Richmond Station which is served by mainline, London Overground and District Lines. The unit is situated in a busy parade of shops and nearby traders include Sainsburys Local, Starbucks, Amazon Fresh and Costa.

DESCRIPTION

The premises comprises part of a parade adjacent to Richmond Station and is a regular shape with rear access. The unit has Takeaway use with trading hours from 11.00 to 23.00 7 days a week. All the fittings will be left in place and full details will be available on request.

ACCOMMODATION

FLOOR	SIZE
Ground Floor	543 sq ft (50.46 sq m)
Total	543 sq ft (50 sq m)

LEASE / TERM

The premises are held on a lease from September 2021 for a term of 15 Years. The rent is subject to 5 yearly rent reviews. A premium is required to cover our clients costs in the disposal.

RENT

£46,500 pax

RATES

We understand from the VOA website that the Rateable Value is £39,250.

VAT

EPC RATING

C (58)

LEGAL COSTS

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

VIEWING

Viewing strictly by prior appointment with the agent:

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