

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

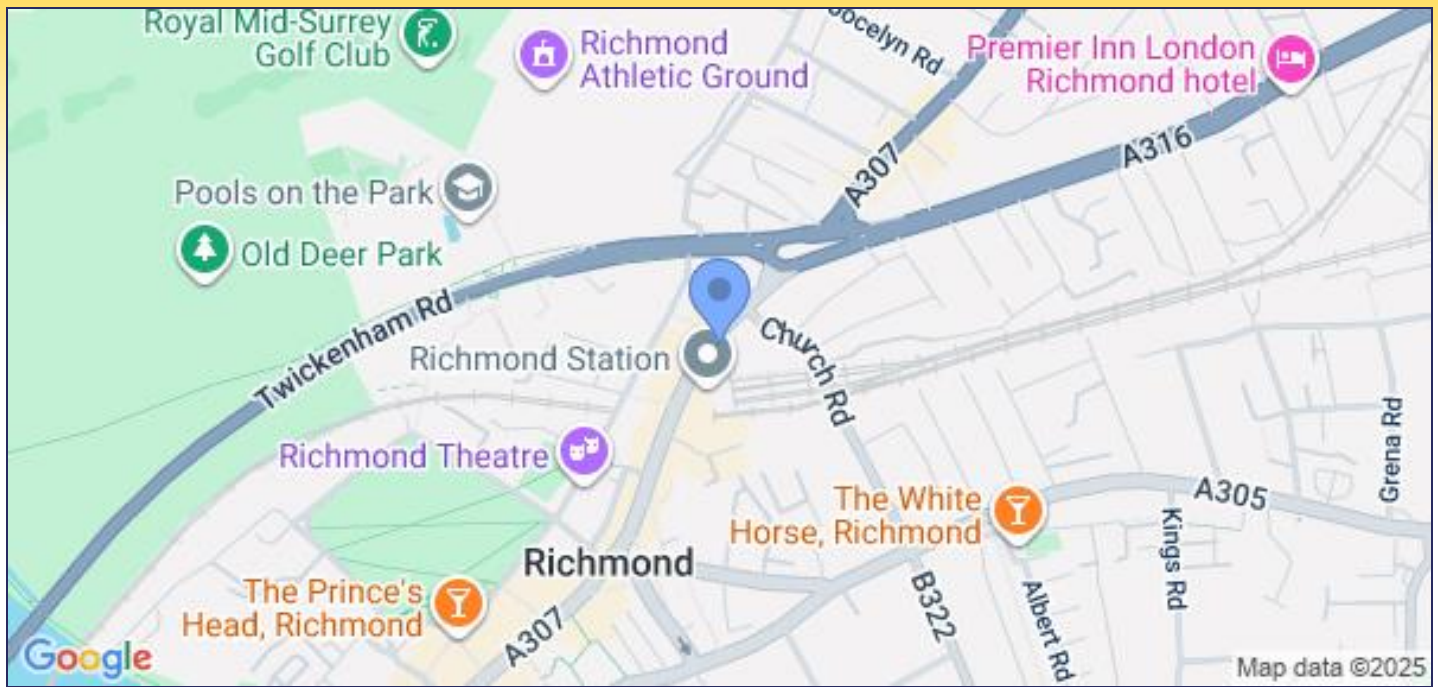


SUMMARY

- 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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