

12 RED LION STREET, RICHMOND UPON THAMES, TW9 1RW



SUMMARY

- **739 sq ft (68.68 sq m)**
- **Restaurant**
- **Potential take-away use**
- **For Sale**
- **Price: £600,000**
- **Rent: £35,000 pax**
- **Available on a new FRI lease on terms to be agreed, alternatively our clients will consider a sale on a long lease**

AMENITIES

- **Fitted Commercial Kitchen**
- **Licensed Premises**
- **Rear Service Access**
- **Restaurant Use**
- **Town Centre Location**



LOCATION

Situated on one of Richmond's key restaurant pitches; nearby occupiers include: Franco Manca, Pizza Express, Matsuba and Hilltribe

DESCRIPTION

Self contained restaurant premises. There is an existing commercial kitchen with equipment which can either be stripped out or used by the new occupant.

ACCOMMODATION

| FLOOR | SIZE |
|--------------------------|----------------------------|
| Ground Floor Retail Area | 515 sq ft (47.86 sq m) |
| Internal Storage | 223 sq ft (20.72 sq m) |
| Total | 738 sq ft (69 sq m) |

LEASE / TERM

Available on a new FRI lease on terms to be agreed, alternatively our clients will consider a sale on a long lease

RENT

£35,000 pax

PRICE

£600,000

RATES

Rateable Value £22,750.

VAT

EPC RATING

Supplied upon request

LEGAL COSTS

Each party pay their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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