

114 NORTH ROAD, KEW, TW9 4HJ

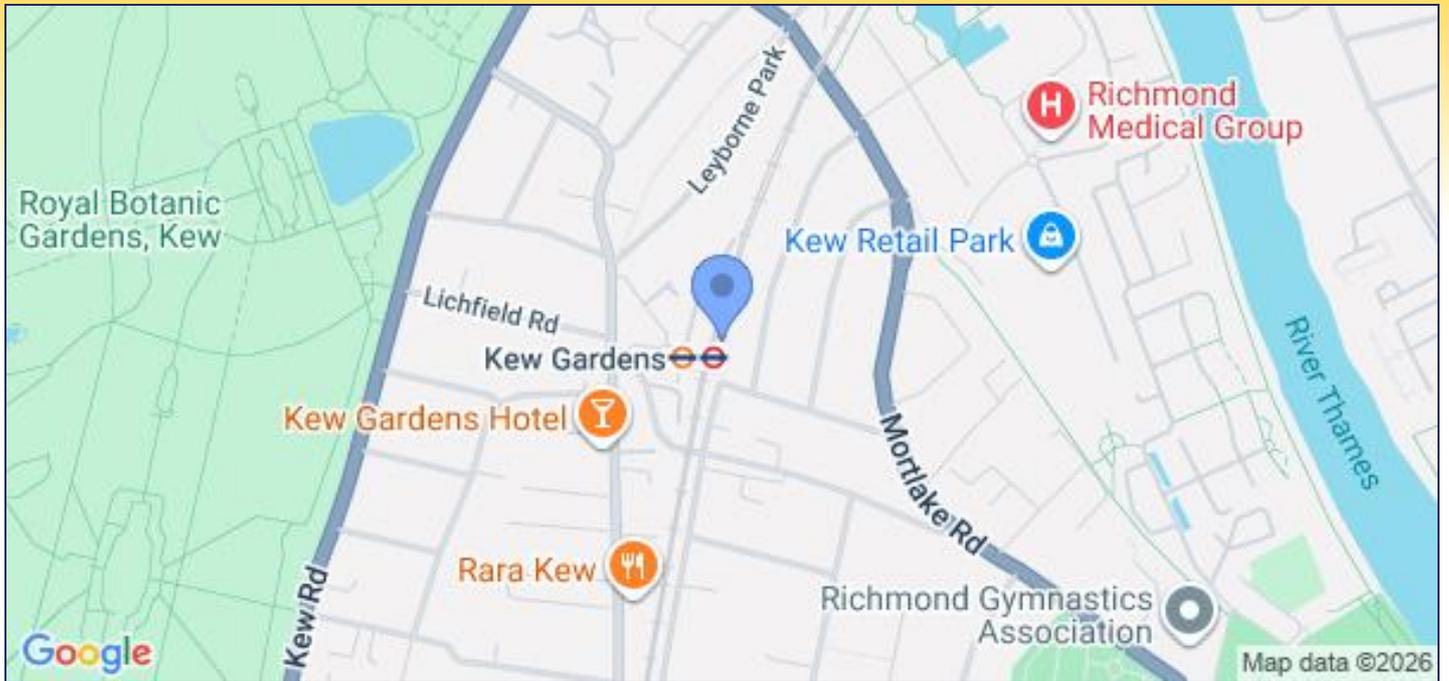


SUMMARY

- 275 sq ft (25.56 sq m)
- Adjacent to Kew Gardens Station
- Rare Small Retail Opportunity
- To Let
- Rent: £25,000 per annum
- Available by way of a new lease.

AMENITIES

- "Kew Village" location
- 2m+ visitors per annum
- Adjacent to Kew Gardens Station
- Affluent neighbourhood
- Economic size
- Good frontage
- Rare opportunity
- Takeaway use or flexible Class E



LOCATION

Located on the east-side of Kew Gardens Station, the site benefits from the footfall arriving and departing to central London. Kew Gardens is now the second most popular outdoor attraction in the UK with over 2m visitors per annum.

DESCRIPTION

A very rare opportunity to acquire small retail premises with flexible Use Class E & Sui Generis Hot Food Takeaway. Property is single storey with excellent frontage.

ACCOMMODATION

Refurbished units benefits from lighting, power, timber flooring, newly plastered walls and a WC with wash-hand basin.

FLOOR	SIZE
Whole (all ground floor)	275 sq ft (25.56 sq m)
Total	275 sq ft (26 sq m)

LEASE / TERM

Available by way of a new lease.

RENT

£25,000 per annum

RATES

Rateable value of £12,250 from April 2026. Currently £9,700 so potentially zero rates for some businesses.

VAT

VAT is not applicable

EPC RATING

62 C

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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