

106-108 KEW ROAD, RICHMOND UPON THAMES, TW9 2PQ

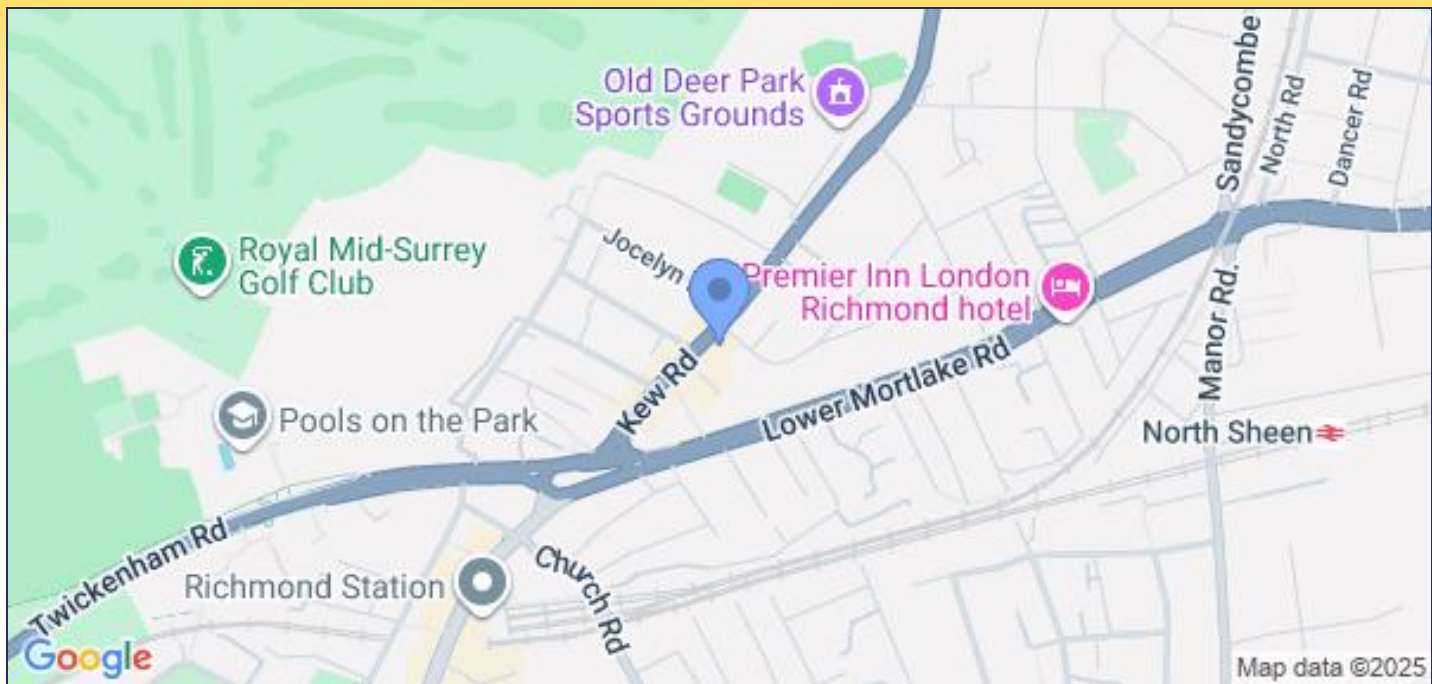


SUMMARY

- 2,990 sq ft (277.88 sq m)
- Double-fronted fitted restaurant
- Established restaurant pitch
- To Let
- Rent: £90,000
- Offered subject to a new lease, subject to contract.

AMENITIES

- 3 Phase
- Close to Richmond Station
- Commercial kitchen with extraction
- Double fronted
- On main bus route (no.65)
- Outdoor space
- Rear access
- Walking distance to Kew Gardens (Lion Gate)



LOCATION

Kew Road became the established location for restaurants in Richmond during the twentieth century. This part of Kew Road is a short walk to Richmond Station (National Rail, District and Mildmay Lines) and is well situated on the edge of a residential neighbourhood as well being close to The Royal Botanic Gardens (UNESCO World Heritage Site attracts 2.1m visitors a year). Neighbouring businesses include: Tesco, The Shaftesbury Pub (Youngs), Four Regions, Chatora, Mignonette, Treviso and Base Face Pizza.

DESCRIPTION

A double fronted restaurant unit arranged over ground and basement with outdoor space at the front. This is an opportunity to take commercial premises on Richmond's original restaurant pitch. The restaurant is already fitted-out including commercial kitchen and is offered with vacant possession.

ACCOMMODATION

FLOOR	SIZE
Ground	1,695 sq ft (157.53 sq m)
Basement	1,294 sq ft (120.26 sq m)
Total	2,989 sq ft (278 sq m)

LEASE / TERM

Offered subject to a new lease, subject to contract.

RENT

£90,000

RATES

The current rateable value according the VOA is £40,000 per annum.

VAT

VAT is not applicable

EPC RATING

Upon request

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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