

3 STATION PARADE, KEW, TW9 3PS

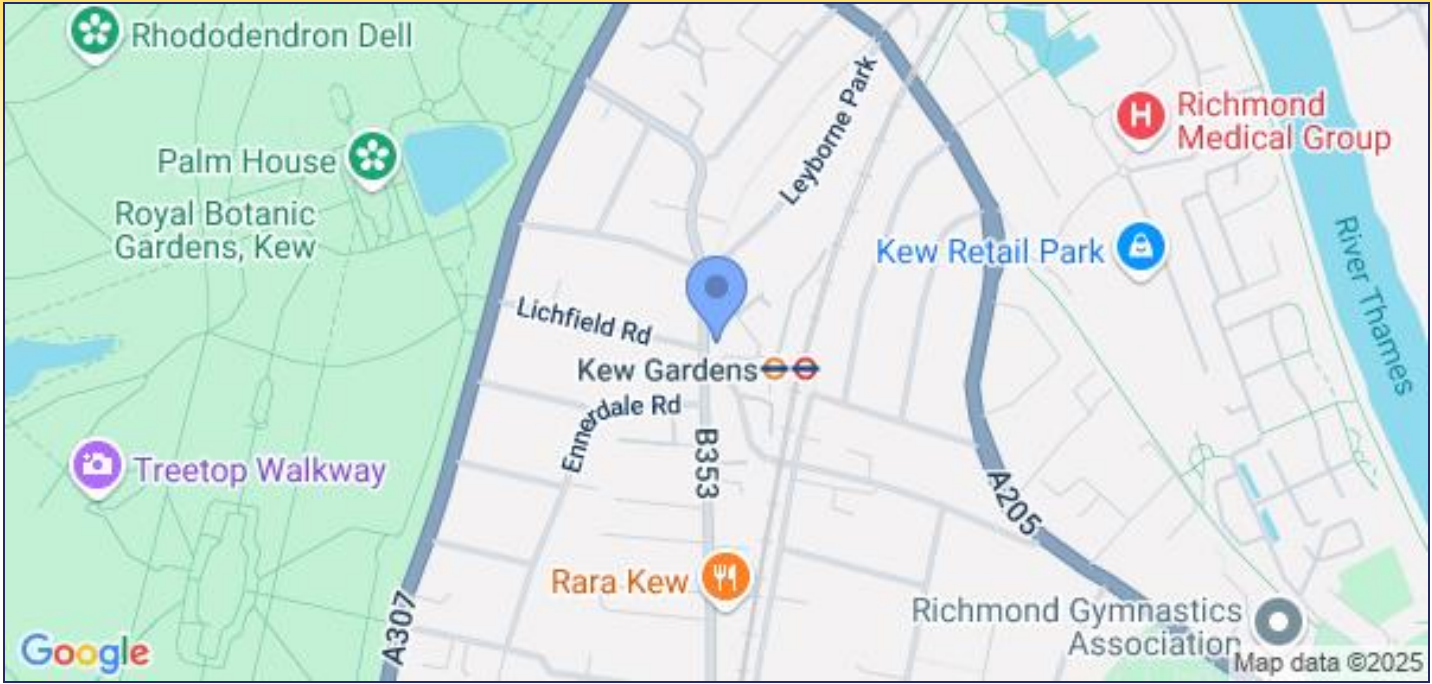


SUMMARY

- 970 sq ft (90.15 sq m)
- Reversionary Investment
- Kew Village
- For Sale
- Price: Upon application
- Commercial premises currently let to Q Pharmacy for £33,000 per annum until 23 June 2028. Residential passing ground rent: £100 per annum.

AMENITIES

- Close to Station
- Freehold Sale
- Garden
- Income producing (£33,000pa + £100pa)
- Residential sold off on 125 year lease
- Reversionary
- Strong fundamentals
- Tourist "honey-pot"
- Value-add opportunity



LOCATION

Station Parade forms the centre piece of what has become known as Kew Village and is perfectly situated to benefit from the significant footfall between Kew Gardens Station and The Royal Botanic Gardens (UNESCO World Heritage Site attracts 2.1m visitors a year).

DESCRIPTION

The subject freehold property is an income producing high-street retail investment which forms part of Station Parade which is a handsome terrace of shops and maisonettes designed by John Hamilton in 1893.

ACCOMMODATION

The commercial tenant's demise comprises the ground, basement and garden. The uppers comprise a self-contained maisonette which is sold off on a 125 year long lease.

FLOOR	SIZE
Retail	352 sq ft (32.71 sq m)
Ground Rear	214 sq ft (19.89 sq m)
Basement Storage	404 sq ft (37.55 sq m)
Garden	379 sq ft (35.22 sq m)
Total	1,349 sq ft (125 sq m)

LEASE / TERM

Commercial premises currently let to Q Pharmacy for £33,000 per annum until 23 June 2028. Residential passing ground rent: £100 per annum.

PRICE

Upon application

VAT

VAT is not applicable

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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