

**E (Commercial / Business /  
Service), Investment, Retail  
For Sale**

Price on application  
1,706 sq ft

**86 Kew Road, Richmond,  
TW9 2PQ**

For Sale: Exceptional investment opportunity in TW9 on a prominent corner site with long leasehold, bay frontage, and vacant possession.

- Prominent corner site.
- Attractive double bay retail frontage.
- Sold with Vacant Possession.
- Kitchen fit out and Alcohol licence.
- Prime location in TW9.
- 975 years approx. remaining on the lease.



# 86 Kew Road, Richmond, TW9 2PQ

## Summary

- Price: Price on application
- EPC: E (114)

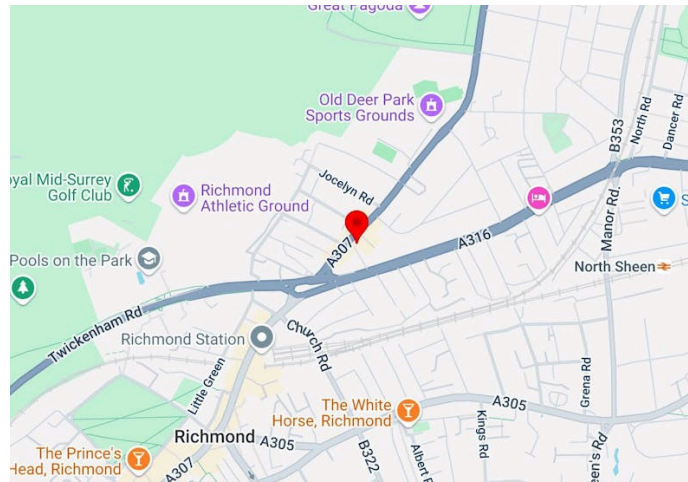
## Further information

- [View Microsite](#)

## Contact & Viewings

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## Description

A charming and well positioned commercial space offering an excellent opportunity for investors or owner-occupiers alike situated in a highly prominent corner position on Kew Road. Arranged over the ground and lower ground floors measuring approximately 1706 sq ft the property benefits from an open-plan layout ideal for retail, leisure, or hospitality use, with full air-conditioning, fully functional kitchen and excellent frontage offering strong visibility to both pedestrian and vehicular traffic.

The property is perfectly situated to attract a wide range of premium tenants or end users. With potential for flexible adaptation, and ongoing demand for high-quality retail space in Richmond, this is a rare opportunity to acquire a long leasehold in one of South-West London's most sought-after locations.

There is approximately 975 years remaining on the lease.

## Location

Located at the junction of Richmond and Kew, the unit enjoys a prime position in one of southwest London's most desirable areas. This sought-after postcode offers the perfect balance of urban convenience and green tranquillity, with excellent transport links including the District Line, London Overground, and South-Western Railway.



Richmond station is just a 6 minute walk away and Kew Gardens station 25 minutes walk. There is also an abundance of bus routes that pass close to the property. The area boasts a vibrant mix of independent cafés, restaurants, and boutique shops along Kew Road.

The Public Transport Accessibility Level (PTAL) rating is 5.

