



Retail Premises (Ground & Basement)

3 Station Parade, Richmond, TW9 3PS

Income producing high-street retail freehold investment in the heart of Kew Village. Highly reversionary and un-utilised garden to rear.

970 sq ft
(90.12 sq m)

- Freehold Investment
- Reversionary
- Un-utilised rear garden
- Income producing
- Kew Village
- Tourist Honeypot

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Summary

Available Size	970 sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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. Nearby retailers in the parade include Starbucks and Gails with Tesco opposite.

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).

Accommodation

The accommodation comprises the following areas:

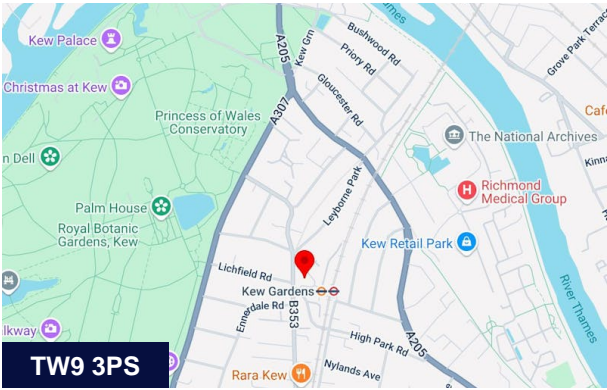
Name	sq ft	sq m	Availability
Ground - Retail	566	52.58	Let
Basement - Ancillary Storage	404	37.53	Let
Total	970	90.11	

Viewings

Strictly by arrangement.

Terms

Private treaty sale, by informal tender, subject to contract.



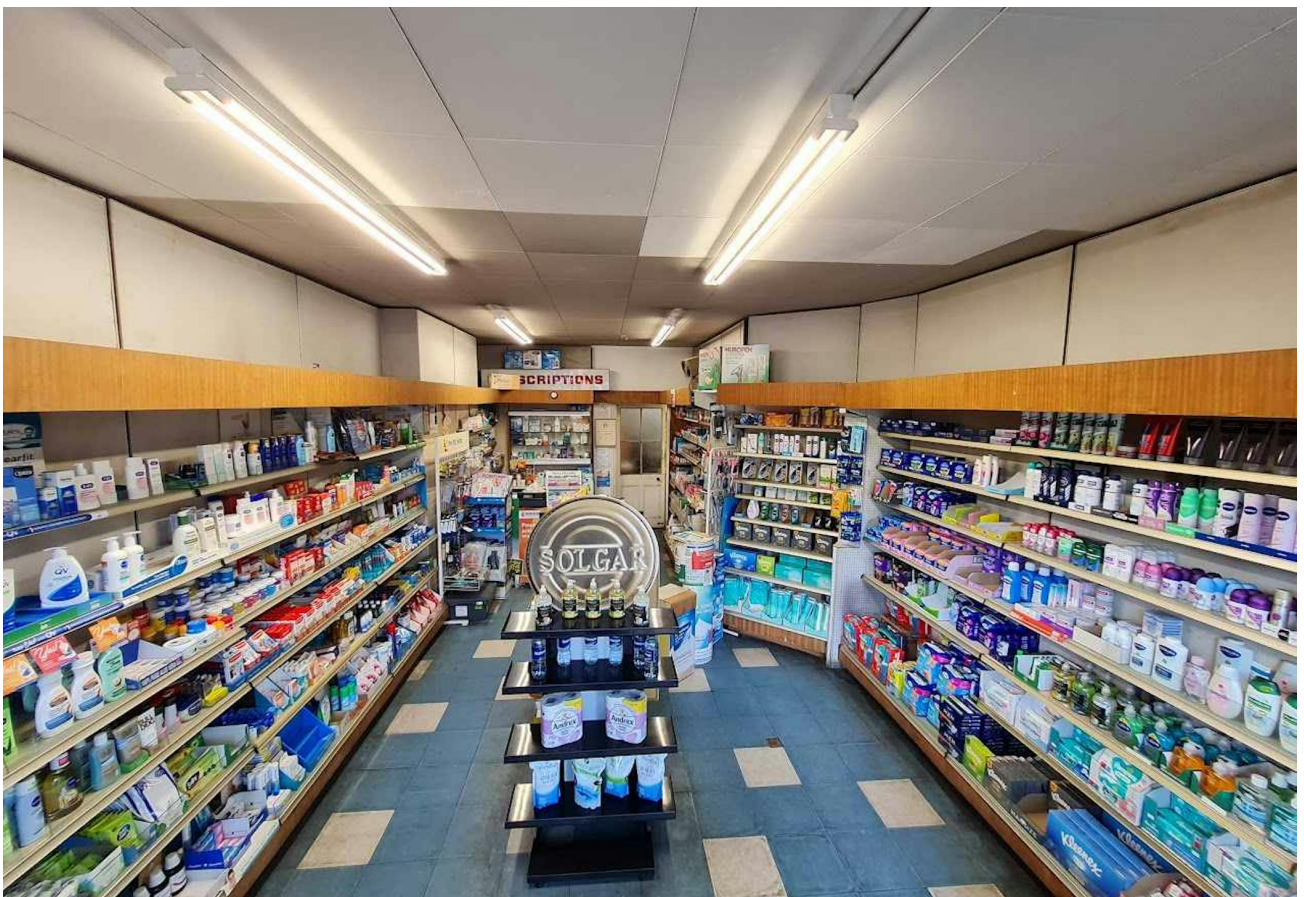
Viewing & Further Information

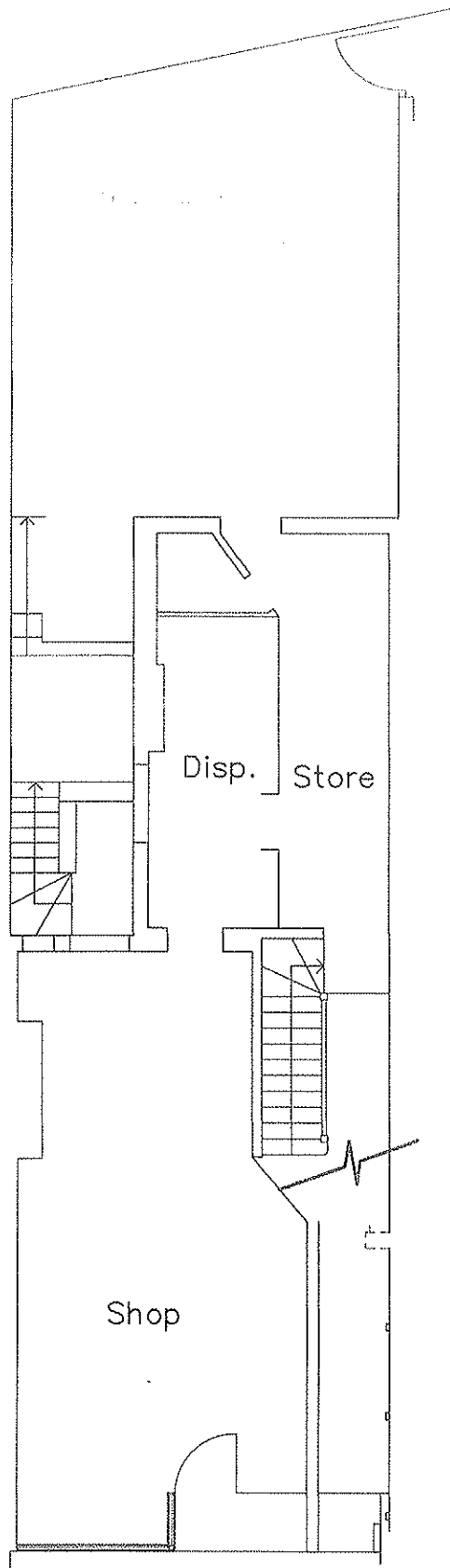


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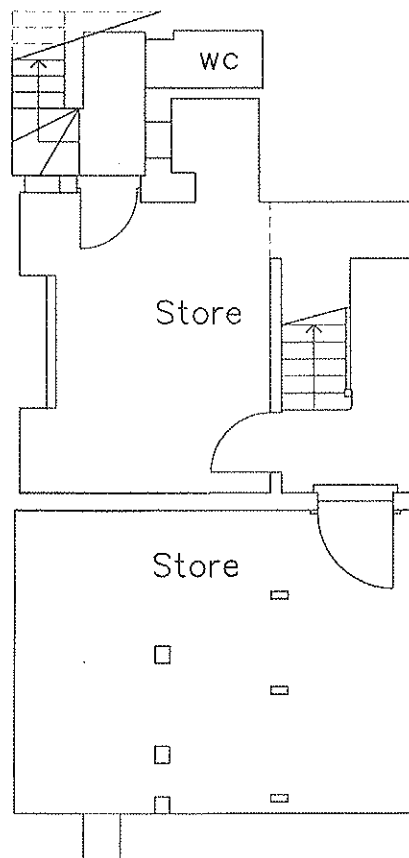
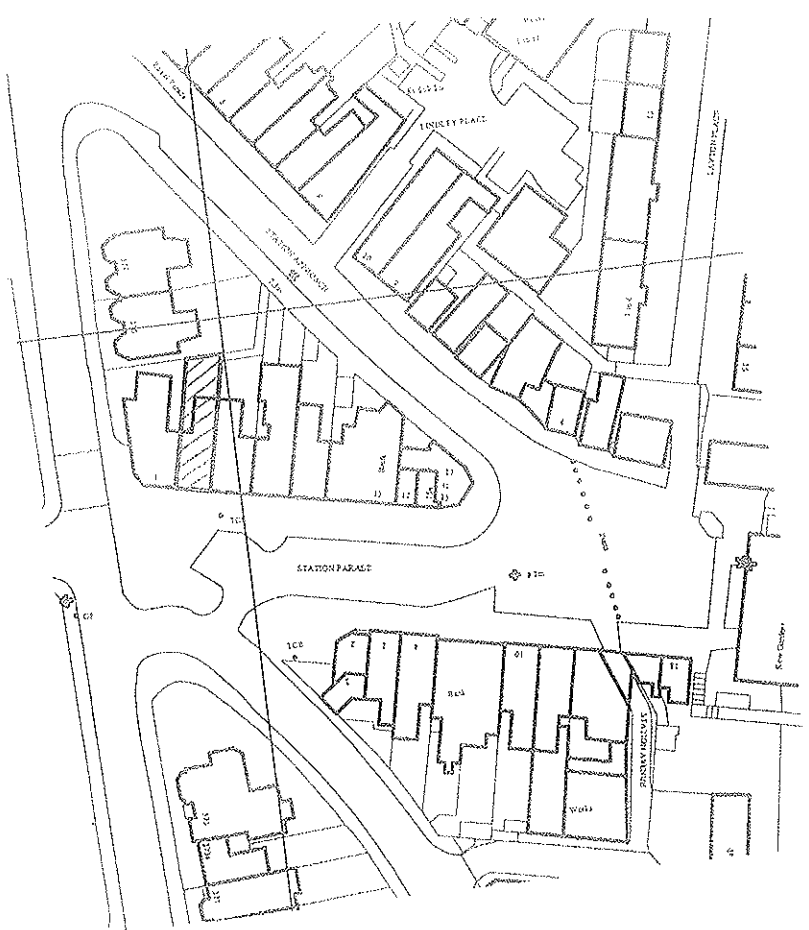


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GROUND FLOOR PLAN



BASEMENT PLAN

3 STATION PARADE KEW GARDENS
LEASE PLANS

scale

