



106 Kew Road
Richmond, TW9 2PQ

**Commercial and residential
income producing freehold
investment for sale by way
of private treaty. Priced to
sell.**

2,947 sq ft
(273.79 sq m)

- Brand new lease granted on restaurant producing £52,500 per annum
- Residential upper parts producing circa £49,200 per annum
- Opportunity to refurbish and add-value to residential uppers
- Kew Road is traditional restaurant pitch in Richmond
- Freehold or Company Sale (Company owns additional residential house locally)

106 Kew Road, Richmond, TW9 2PQ

Summary

Available Size	2,947 sq ft
Price	Price on application
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Description

An income producing mixed use freehold investment with the benefit of a new lease to a restaurant on the commercial element and residential upper parts. This is an opportunity to own a marketable income producing investment in Richmond.

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.

Accommodation

The accommodation comprises the following areas:

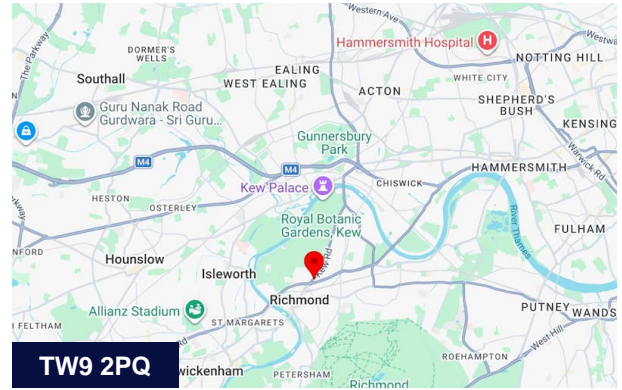
Name	sq ft	sq m	Availability
Ground - Let	798	74.14	Occupied
Lower Ground	794	73.77	Occupied
1st - Studio Flat	161	14.96	Occupied
1st - Flat 2	484	44.97	Occupied
2nd - Flat 3	710	65.96	Occupied
Total	2,947	273.80	

Viewings

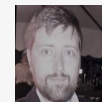
Inspections maybe arranged through Martin Campbell.

Terms

Freehold for sale by way of private treaty subject to contract.



Viewing & Further Information



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