



106-108 Kew Road

Richmond, TW9 2PQ

A double fronted restaurant arranged over ground and basement with outdoor space. It is already fitted-out including commercial kitchen.

1,294 to 2,989 sq ft
(120.22 to 277.69 sq m)

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

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Summary

Available Size	1,294 to 2,989 sq ft
Rent	£90,000 per annum
Rates Payable	£22,200 per annum
Rateable Value	£40,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

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:

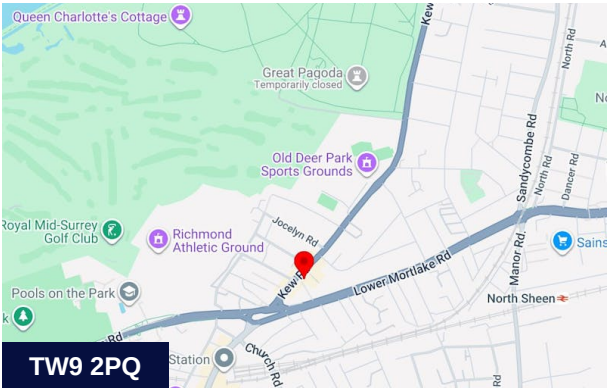
Name	sq ft	sq m	Availability
Ground	1,695	157.47	Available
Basement	1,294	120.22	Available
Total	2,989	277.69	

Viewings

Strictly by prior arrangement with sole agent.

Terms

Offered subject to a new lease, subject to contract.



Viewing & Further Information



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