
TO LET
101 – 103 KEW ROAD, RICHMOND TW9 2PN
Ground Floor & Basement Commercial Unit
2,158 sq ft / 200.50 sq m
Michael Rogers
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2,158 sq ft (200.50 sq m)

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RENT | £60,000 per annum exclusive



LOCATION

The property is located in Richmond, some 9 miles southwest of central London and 8 miles to the east of Heathrow Airport. Richmond rail and tube station provides Mainline, District and Overground services, giving easy access to London Waterloo, central London and to Stratford. The property is located close to Richmond Circus and therefore enjoys easy access to A316 which leads to the M3.

The unit is in an affluent residential area. The prominently located accommodation is in close proximity to Kew Gardens, Richmond town centre, the London Scottish and London Welsh rugby grounds.

DESCRIPTION

The property has a commercial use over ground floor and basement and has previously been in use as a supermarket. The unit is currently in shell condition.



AMENITIES

- Double frontage
- Security roller shutters
- Kitchen area
- 2 WCs
- Good height basement
- Concrete floor
- Rear access

ACCOMMODATION

The property provides the following approximate floor areas:

Floor	Sq ft	Sq m
Ground floor	1,240	115.20
Basement	918	85.30
TOTAL	2,158	200.50

BUSINESS RATES

The property has a rateable value of £47,500 giving rates payable of £18,145.00. Applicants are advised to make their own enquiries with the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE

Upon application

LEASE

The property is available on a new full repairing and insuring lease for a term by arrangement subject to 5 yearly upward only reviews.

SERVICE CHARGE

The tenant contributes towards building insurance.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

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Illustration for identification purposes only, measurements are approximate, not to scale.

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