

**92 Kew Road  
Richmond  
TW9 2PQ**



**COMMERCIAL UNIT**

**FOR SALE or TO LET**

**478 Sq ft. (44.36 Sq m.)**

**020 8332 7788**

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.  
[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## 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 & 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 gives easy access to A316 which leads to the M3.

The unit is located close to Tesco Express a short walking distance from Kew Gardens, Richmond, London Scottish and London Welsh Rugby grounds and is in an affluent residential area.

## Description

The property has a commercial use over lower ground floor and has been previously used as a photography studio.



## Amenities

- Self-contained entrance
- Spot lighting and wall lights
- Some natural light
- Storage areas
- Kitchen area
- WC
- Full power

## Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Lower Ground Floor	478	44.36
<b>Total</b>	<b>478</b>	<b>44.36</b>



### **Business Rates**

The property has a rateable value of £6,600 giving rates payable of £3,293.40 per annum. Small business rate relief should apply.

Applicants are advised to make their own enquiries with the Valuation Office Agency.

### **Energy Performance Certificate**

Upon application.



## **Virtual Freehold**

The unit is held on a 999-year lease with a share of the freehold.

## **Price**

Offers in the region of £200,000

## **Lease**

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

## **Rent**

£12,500 per annum exclusive.

## **Service charge**

Circa £2,090 per annum.

## **VAT**

The property is elected for VAT.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Anti Money Laundering:**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

## **For further information please contact:**

### **Michael Rogers LLP – 020 8332 7788**

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Subject to Contract June 2025

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