



Tuckerman

98 Kew Road, London,
TW9 2PQ

**Creative Space Suitable
For Retail, Offices,
Showroom & Medical
1,342 SQ FT**

tuckerman.co.uk
020 7222 5511





Description

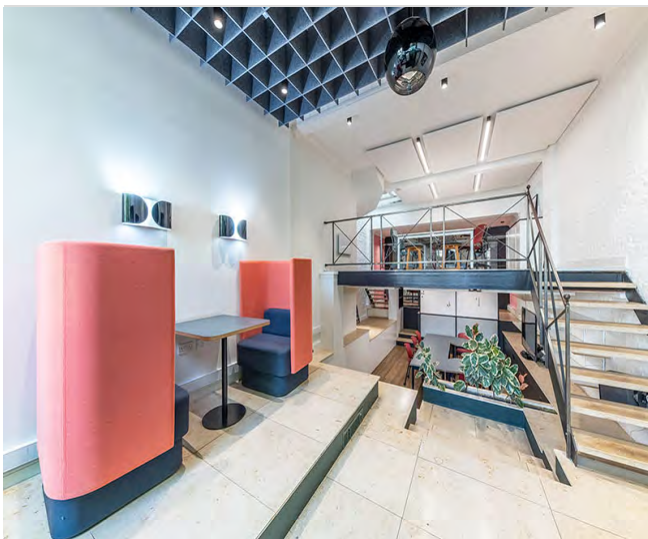
The premises forms part of an attractive nineteenth century terrace parade which includes a number of quality restaurants notably Chatora (Michelin Starred Indian), Raitakrai (Thai), Four Regions (Chinese) and Rock & Rose (fusion).

The property is approached via a modern glazed frontage and comprises an imaginatively arranged split level unit on ground and mezzanine floors with metal interlinking staircases.

The premises benefit from WC and shower and a rear access from Evelyn Gardens.

98 Kew Road is situated on the A307, close to Richmond Circus and being located 8 miles South West of Central London.

The premises benefits from excellent road connections with Heathrow Airport just 12 miles away.





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Amenities

Modern glazed frontage

Part wood flooring

Partially fitted

Rear access from Evelyn Gardens

Kitchenette

LED lighting

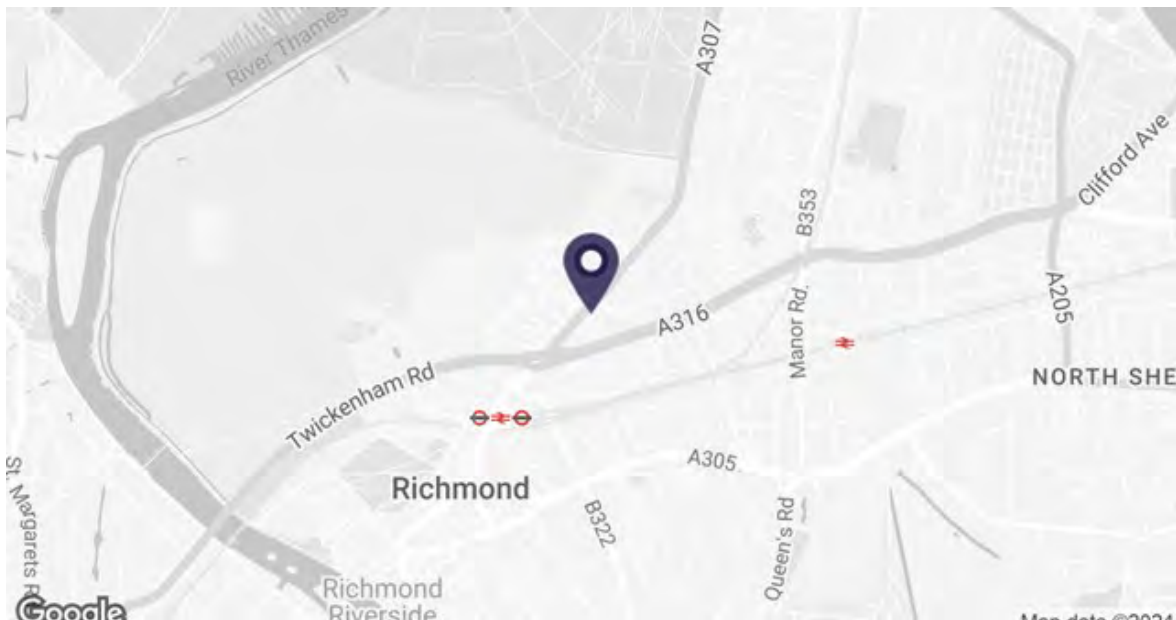
WC & shower



Accommodation

Unit	Size (PA)	Rent (PA)	Bus. Rates (PA)	Srv. Charge (PA)	Total Cost PA	Total Cost PCM	Availability
Ground	1,342	£49,500.00	£10.15	TBC	POA	POA	Available
TOTAL	1,342						

*all figures are approximate and exclusive of VAT



Location

Richmond Station is approximately a 150 metre walk, with the Mainline Station providing direct trains to Waterloo (up to 8 trains an hour) with the quickest journey being just 18 minutes with regular services outwards to Windsor and Reading.

The Station also provides Underground services to Central London (District & Circle Lines).

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Further Information

Lease Information

Available by way of a new lease for a term by arrangement. The property is also available for sale at an asking price of £499,000.

Rent

£49,500 per annum.

Service Charge

To be confirmed.

Rates

Estimated £10.15 per sq ft.

EPC

The ground floor has an EPC rating of C.

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Tuckerman nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat.