



98 Kew Road
Richmond, TW9 2PQ

Creative Space For Sale Of Interest To Investors & Owner Occupiers. Also available by way of a new lease. May suit Restaurant occupier.

1,342 sq ft
(124.68 sq m)

- Freehold for sale
- Also available on a new lease
- Vacant possession
- Restaurant pitch (Kew Road)
- High quality office space
- Available as is with furniture

98 Kew Road, Richmond, TW9 2PQ

Summary

Available Size	1,342 sq ft
Rent	£49,500 per sq ft Subject to terms
Price	Offers in the region of £595,000
Rates Payable	£11.09 per sq ft Purchaser/Lessor to make their own enquiries
Rateable Value	£27,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

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. The property falls within planning use Class E (Commercial, Business and Service) and therefore would suit a variety of occupiers and uses including offices, retail, restaurant, medical and estate agency. The residential upper parts are sold off on long leases and are accessed via their own independent entrance.

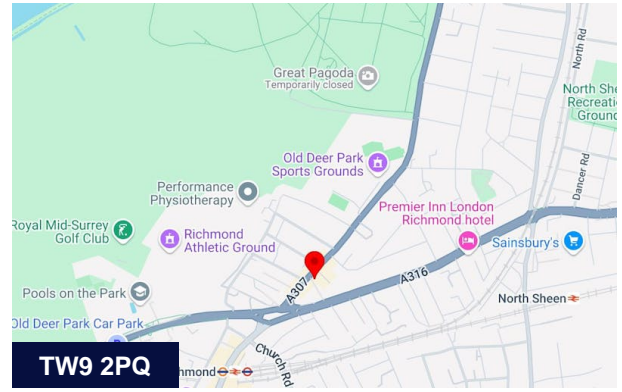
Location

98 Kew Road is situated on the Kew Road (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. 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).

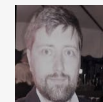
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - including mezz	1,342	124.68	Coming Soon
Total	1,342	124.68	



Viewing & Further Information



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 **Tuckerman**

 **MARTIN
CAMPBELL**

COMMERCIAL PROPERTY CONSULTANTS

98 Kew Road,
London, TW9 2PQ

Creative Space For
Sale Of Interest To
Investors & Owner
Occupiers

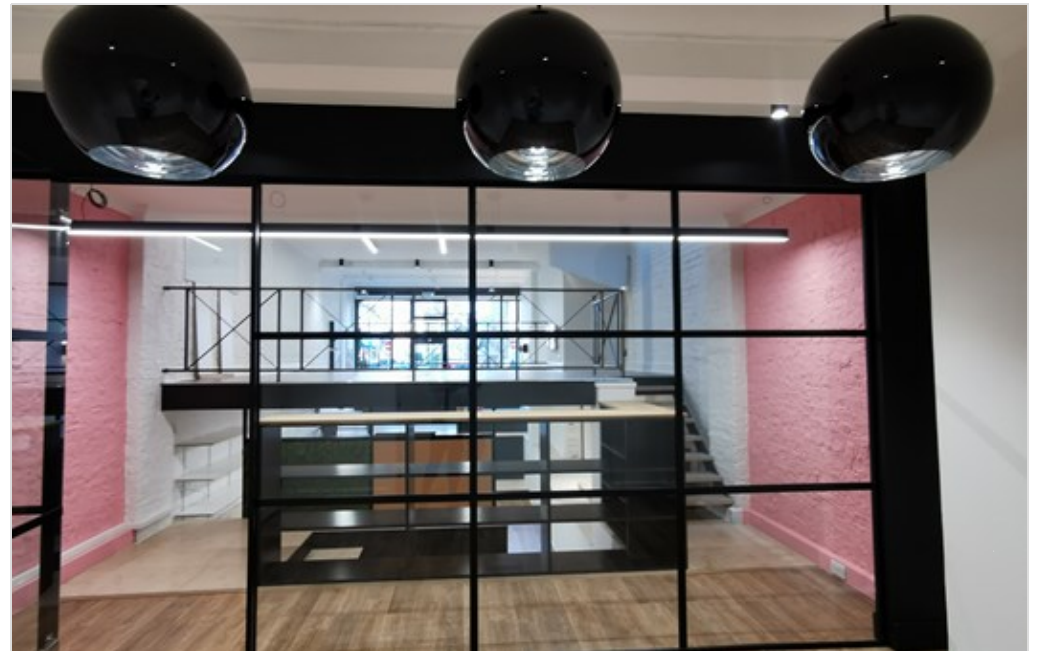
IOR

98

CONNECTING PEOPLE WITH SPACES

Executive Summary

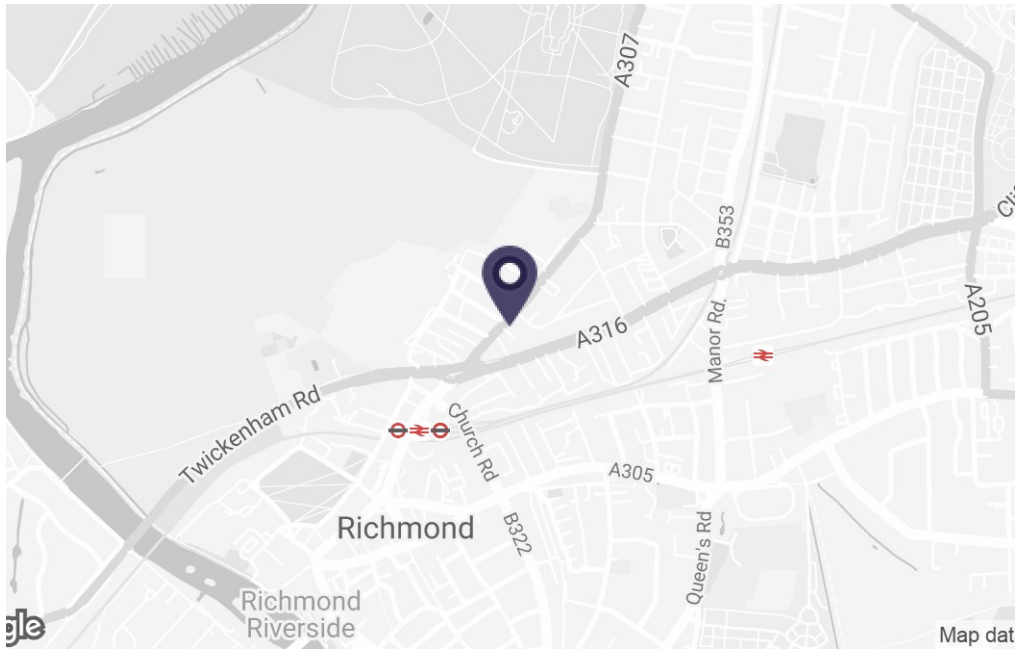
- A rare Freehold opportunity to acquire a well-appointed creative space in the heart of the affluent Borough of Richmond.
- Of interest to investors and owner occupiers.
- The premises forms part of an attractive nineteenth century terrace parade which includes a number of quality restaurants notably 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.
- The property falls within planning use Class E (Commercial, Business and Service) and therefore would suit a variety of occupiers and uses including offices, retail, restaurant, medical and estate agency.
- The residential upper parts are sold off on long leases.
- The Vendors are seeking a price of £595,000 plus VAT for the freehold interest, which equates to an affordable capital value of £443 per sq ft.





98 Kew Road, London, TW9 2PQ





Location and Transport

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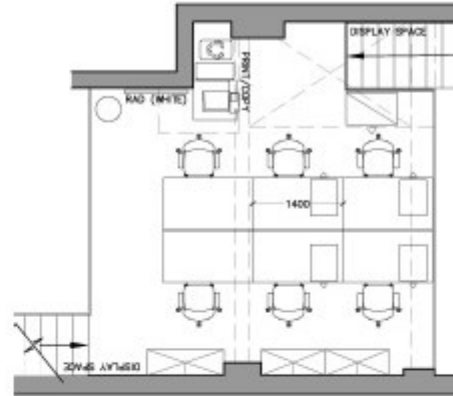
Floor Areas

The premises are arranged as follows

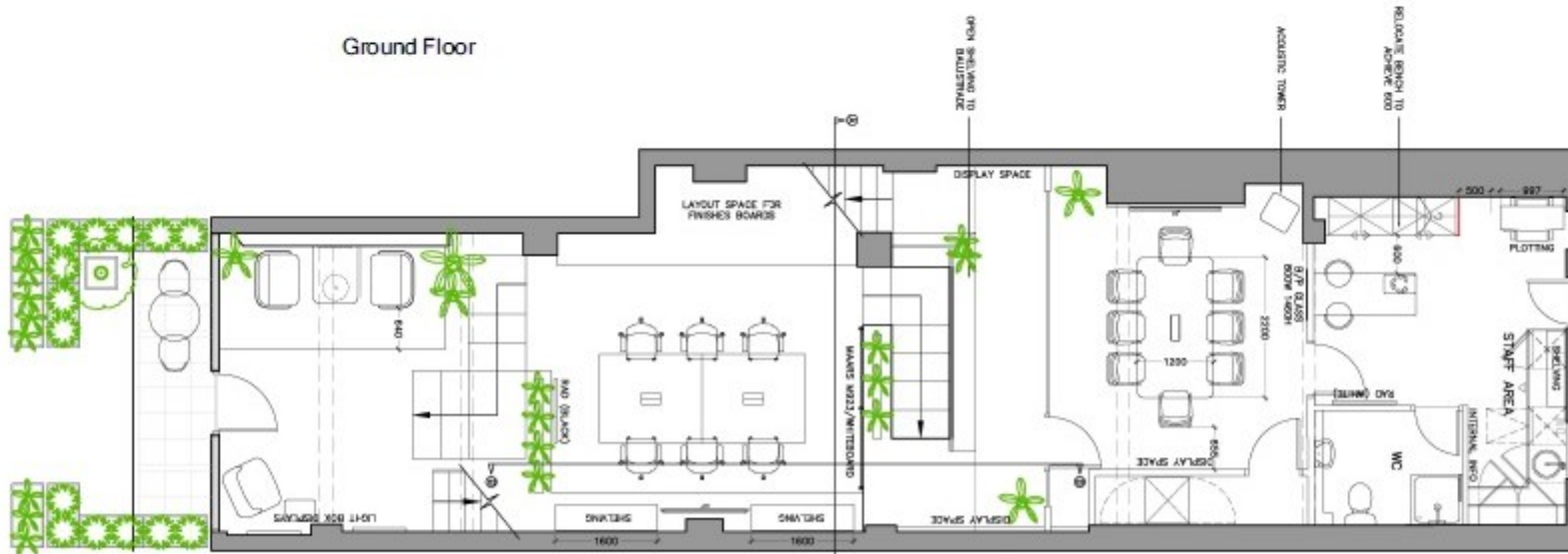
Unit	Description	Sq Ft NIA	Sq M NIA
Ground	Office	1,342	125
TOTAL		1,342	125

Floor Plans

Mezzanine Floor



Ground Floor



Tenure

Freehold.

Title

The property is held freehold Title No. 5Y322237.

Tenancies

The upper floors are sold off on long leases. Flat 2 is for a term 189 years from 1st January 1987. Title No. TGL441415. Flat 2A was originally for a term of 99 years from 1st January 1987, however is currently being extended Title No. SGL502167.

EPC

The ground floor has an EPC rating of C.

Rates

The ground floor is rated as shop and premises and has a rateable value of £27,250.

VAT

The premises are VAT elected.

Proposal

The Vendors are seeking offers of £595,000 exclusive of VAT for the freehold interest of the entire premises.

Legal Costs

Each party to bear their own legal costs.

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.

Further Information

Should you require any further information or wish to arrange an inspection, please contact

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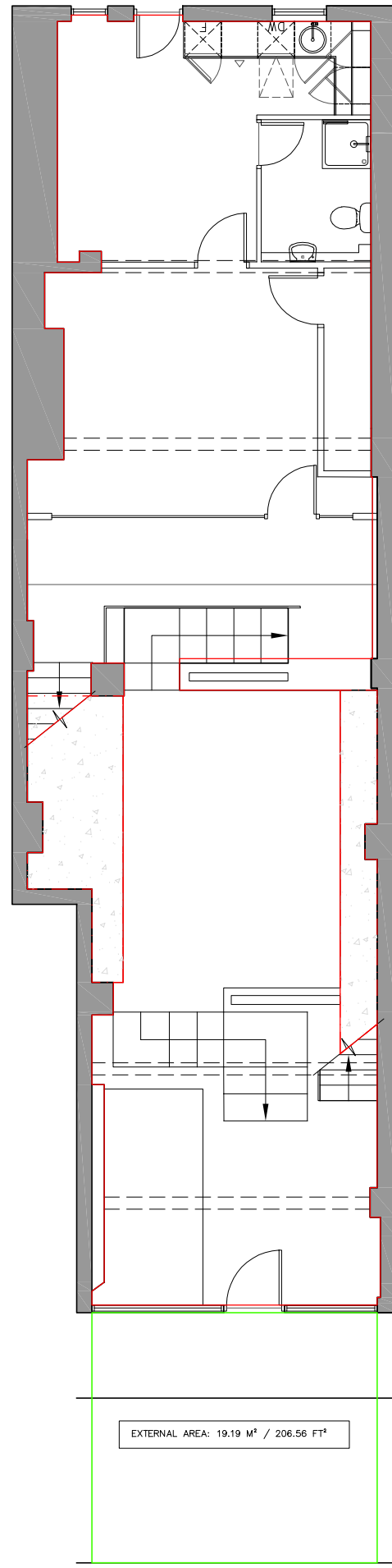
Martin Campbell

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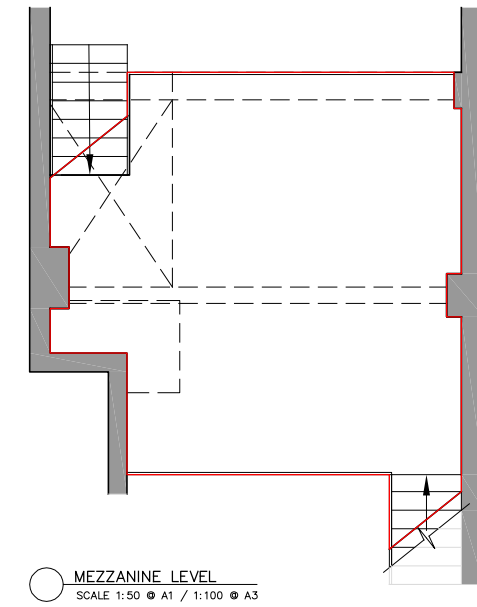
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GIA AREA: 133.42 M² / 1436.12 FT²
 NIA AREA: 124.53 M² / 1340.42 FT²



MEZZANINE LEVEL
 SCALE 1:50 @ A1 / 1:100 @ A3

EXTERNAL AREA: 19.19 M² / 206.56 FT²

P1	28.08.20	FIRST ISSUE	RG
RevDate	Purpose Of Issue	By	

Client	IOR GROUP		
Project	98 KEW ROAD RICHMOND SURREY 7W9 2PQ		
Drawing	AREAS SKETCH GROUND/MEZZ.		
Scales	A1 @ 1:100	Status	<input type="checkbox"/> PRELIMINARY
	A3 @ 1:200		<input checked="" type="checkbox"/> CONSTRUCTION
Drawn By	RG		
Dwg No.	14569(SK)013 Rev.		

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IOR
 IMAGINATION TO CREATION

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