

**96 Kew Road
Richmond
TW9 2PQ**



**RESTAURANT / COFFEE UNIT
LEASE & BUSINESS**

FOR SALE

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

www.michaelrogers.co.uk

Location

The property is located in Richmond some nine miles south west of central London and eight miles to the east of Heathrow Airport. Richmond rail & tube station provides mainline, District and Overground services to London Waterloo, central London and to Stratford. The property is located close to Richmond Circus which provides easy access to the A316, the M3 and national motorway network.

The unit is situated in an affluent residential area close to Kew Gardens, Richmond and the London Scottish and London Welsh Rugby grounds.



Description

The property has a commercial use over ground floor and has been trading as a café and restaurant for many years.



Accommodation

The property provides the following approximate floor areas.

Floor	Sq. Ft	Sq. M
Ground Floor	1,024	95.12
Total	1,024	95.12

Business Rates

The property has a rateable value of £29,250 giving rates payable of £14,595.75. Applicants are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate

The unit has an EPC rating of E120.

Lease

The property is held on an existing full repairing and insuring lease for a term to expire 1st August 2030. A longer lease maybe available, subject to 5 yearly upward only rent reviews.

Rent

The passing rent is £40,000 per annum exclusive.

Premium

A premium is sought for this valuable lease and business.

Service charge

The tenant contributes to building insurance.

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:

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Subject to Contract April 2024

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