

**101-103 Kew Road  
Richmond  
TW9 2PN**



**COMMERCIAL UNIT**

**TO LET**

**2,158 Sq ft. (200.50 Sq ft.)**

020 8332 7788

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

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## 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 in a prominent location and is close to Kew Gardens, Richmond, London Scottish and London Welsh Rugby grounds and an affluent residential area.

## Description

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

## Amenities

- Double frontage
- Security roller shutters
- Kitchen area
- Two 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
<b>Total</b>	<b>2,158</b>	<b>200.50</b>

## Business Rates

The property has a rateable value of £40,250 giving rates payable of £21,082.75. 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 rent reviews.

## Rent

£65,000 per annum exclusive.

## Service charge

The tenant contributes to building insurance.

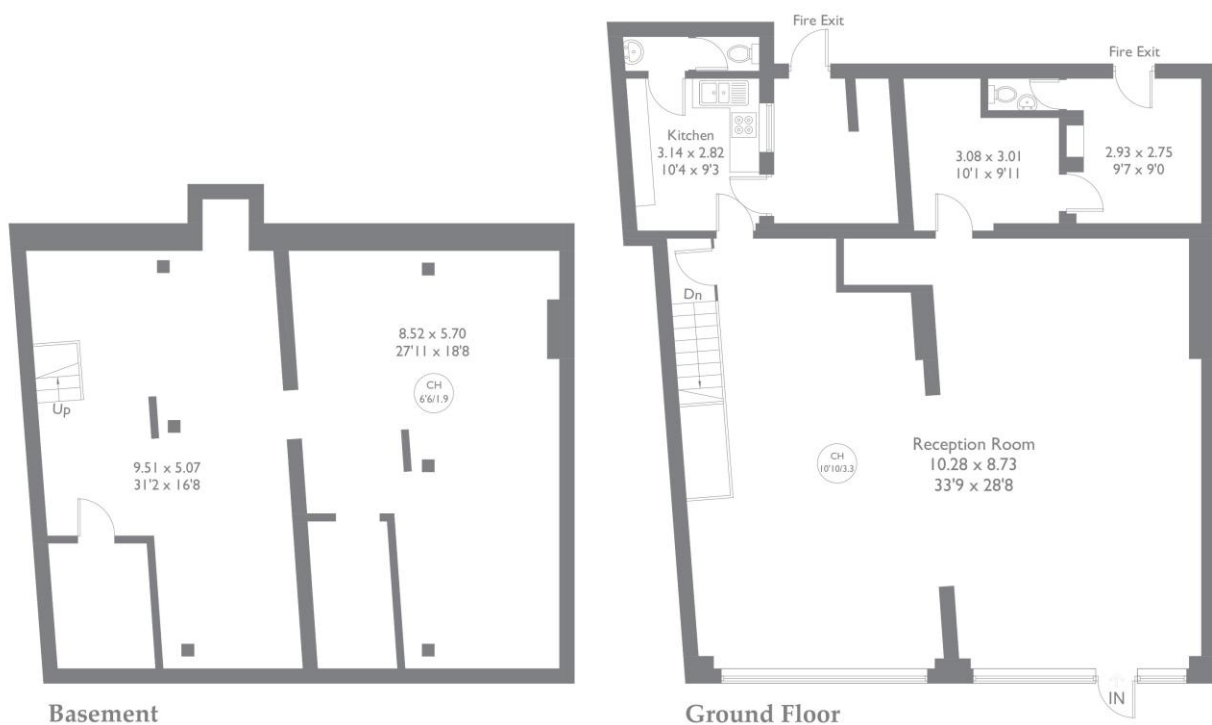


Illustration for identification purposes only, measurements are approximate, not to scale.

## VAT

The property is not 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 January 2025

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