

**210-212 Sandycombe Road
Kew
TW9 9EQ**



Two Commercial Units

For Sale

237-690 Sq ft. (22-64 Sq m) approx.

0208 332 7788

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

www.michaelrogers.co.uk

Location:

The properties are conveniently located on Sandycombe Road a short walk from Kew Village. Richmond is a short distance via the A316. Kew Village provides excellent amenities as well as Kew Gardens Station offering Underground (District Line) and Overground Lines. North Sheen and Richmond Rail National Rail Stations are within walking distance providing a regular service to London Waterloo.

Description:

The two commercial units are in shell condition and can be combined. Both are arranged over ground floor.

**Accommodation:**

The available accommodation comprises the following approximate net internal floor areas:

Unit	SQ FT	SQ M
210	453	42.00
212	237	22.00
Total	690	64.00

Terms

The premises are available freehold.

Price

210 Sandycombe Road - £195,000

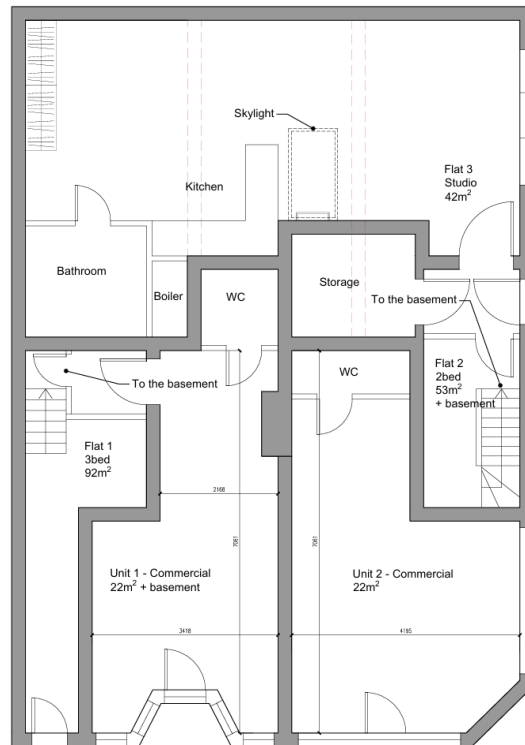
212 Sandycombe Road - £175,000



Rates

The rateable value of 212 Sandycombe Road is £7,000 making rates payable £3,493. 210 would appear not to be rated.

Both units should qualify for small business rate relief. Interested parties are advised to make their own enquiries with the Valuation Office Agency.



Energy Performance Certificate

Upon application.

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 joint sole agents:

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Subject to Contract March 2025

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