



98 Kew Road, London, TW9
2PQ

**Creative Space For Sale Of
Interest To Investors &
Owner Occupiers**

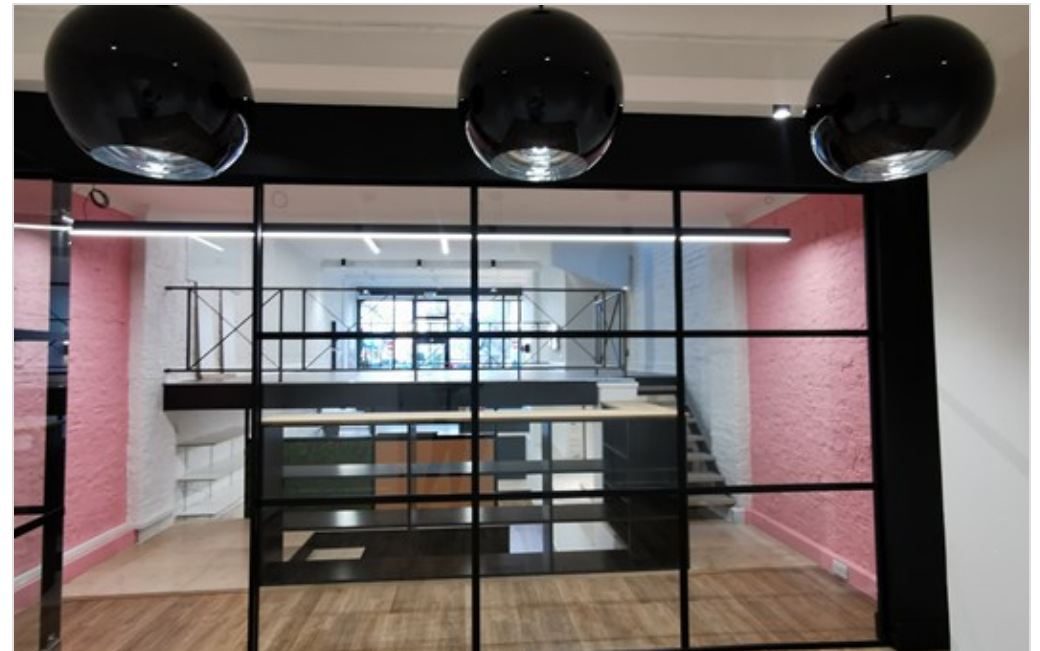
tuckerman.co.uk
020 7222 5511

98

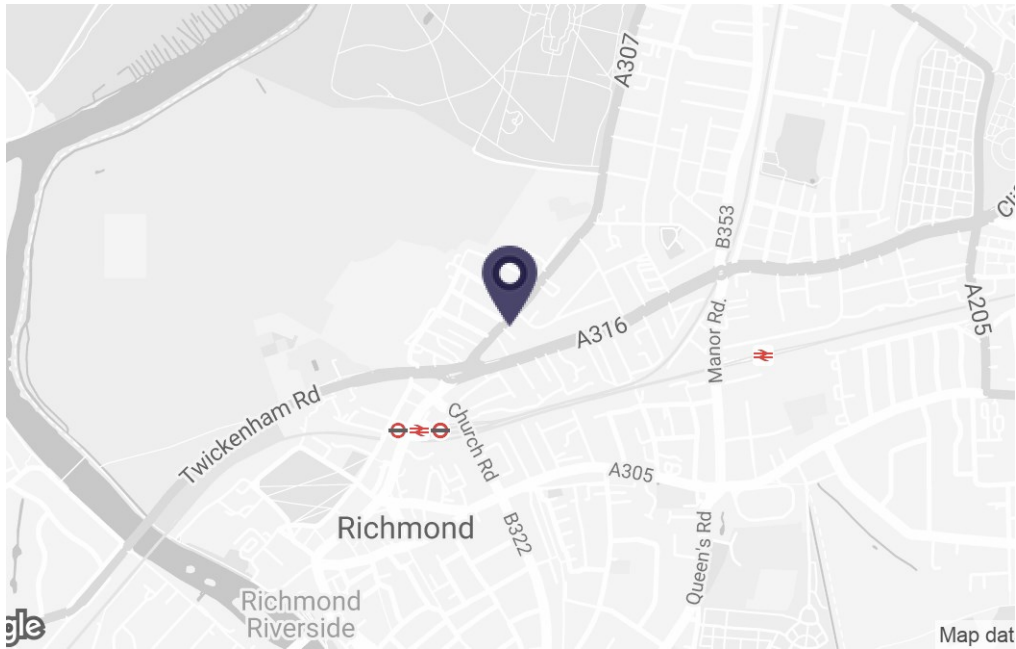
CONNECTING PEOPLE WITH SPACES

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 and there is an opportunity to extend one of the leases.
- The Vendors are seeking a price of £710,000 plus VAT for the freehold interest, which equates to a an affordable capital value of £529 per sq ft.







Location and Transport

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.

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).



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.

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

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 is for a term of 99 years from 1st January 1987, circa 61.5 years remaining 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 £710,000 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

Philip Martin

Tuckerman

07811 103045

pmartin@tuckerman.co.uk

Scott Fisher

Tuckerman

07890 572225

sfisher@tuckerman.co.uk

Richard Farndale

Martin Campbell

07789 365 304

r.farndale@martincampbell.co.uk

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.
