



# TO LET

Sheen Road, Richmond, TW9 1UR  
£3,750 Per Month

**DBK**  
ESTATE AGENTS

- Ground Floor Commercial Including Basement - Recently Extended + Refurbished
- High Specifications Throughout
- Seating for 56 Diners
- Patio Area with Seating
- Sound System Installed Throughout + Air Conditioning
- New Lease to be Granted - £250,000 Good Will + £45,000 Rent Per Annum
- GIA - 2,001 Sq.ft + Patio 201 Sq.Ft
- State of the Art Kitchen + Preparation Area
- WC Facilities
- On Street Parking

## THE PROPERTY

Presenting an exceptional opportunity to own a truly luxurious commercial space in the prestigious Richmond area. This stunning premises comprises of a ground floor with basement and has been meticulously extended and refurbished to the highest standards.

Boasting 2,001 sq.ft of beautifully designed interiors, along with an additional 201 sq. ft. patio, every detail has been crafted with elegance and sophistication.

Inside, the premise features an inviting dining area with seating for 48 internally (56 including the patio area), designed to provide a lavish yet comfortable experience for guests. The state-of-the-art kitchen and preparation areas are equipped to meet the demands of the most discerning restaurateur or operator, offering seamless functionality in a setting of pure refinement.

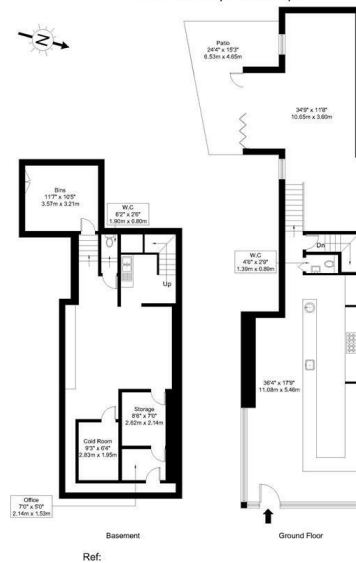
Further enhancing the property's appeal are modern WC facilities, a premium sound system integrated throughout the space, air conditioning and convenient on-street parking, ensuring ease for both customers and staff.

Outside, a charming patio offers additional seating, perfect for al fresco dining in a serene, stylish environment.

From the flawless interiors to the thoughtfully designed outdoor spaces, this is a rare opportunity to acquire a property that exudes sophistication and luxury right in the vibrant heart of Richmond.

### Sheen Road, TW9 1UR

Approx Gross Internal Area = 185.9 sq m / 2001 sq ft  
 Patio = 18.7 sq m / 201 sq ft  
 Total = 204.6 sq m / 2202 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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