



Sandycombe Road, TW9

£1,500,000

Dexters are delighted to introduce a mixed-use investment opportunity, located in Kew Gardens, Richmond, Greater London TW9.

The sale is for the freehold title featuring a restaurant and a split-level three-bedroom self-contained flat. Combined Total Area (approx.): 202.4 sq. m (2,178.5 sq. ft)

Occupying the lower ground floor and the ground floor the restaurant is circa 110.3 sq. m (1,187.3 sq. ft), currently let on a 25-year commercial lease from 2018 by Zaranj Indian Haute Cuisine serving Indian / Nepalese food. The current gross rental income is £2,083 per calendar month / £25,000 per annum.

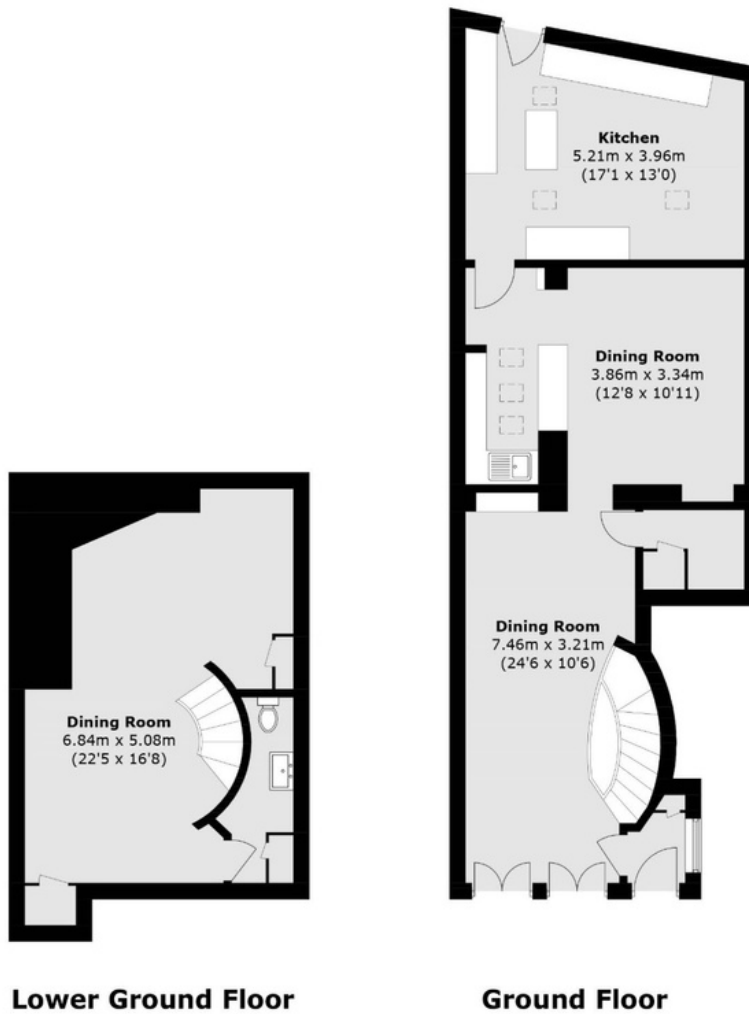
The split-level three-bedroom self-contained flat is circa 92.1 sq. m (991.2 sq. ft), occupying the first and second floor, the property is currently vacant. Estimated Rental Value £2,250 per calendar month / £27,000 per annum.

Located within the London Borough of Richmond upon Thames, the property is ideally located within the heart of Kew Gardens. Kew Gardens District Line underground station and overground station is within 310 metres providing direct access to Richmond and central London. The Royal Botanic Gardens Kew is within 406 metres.

Features

- Mixed-use investment opportunity
- Located in Kew Gardens, Richmond TW9
- Restaurant let on a commercial lease with c.18-years remaining
- Restaurant's current gross rental income £25,000 per annum
- Vacant split-level three-bedroom self-contained flat
- Estimated Rental Value for the vacant flat £27,000 per annum
- Available with no onward chain

Zaranj Indian Haute Cuisine, 279 Sandycombe Road, Richmond TW9 3LU



Total area (approx.): 110.3 sq. m (1187.3 sq. ft)



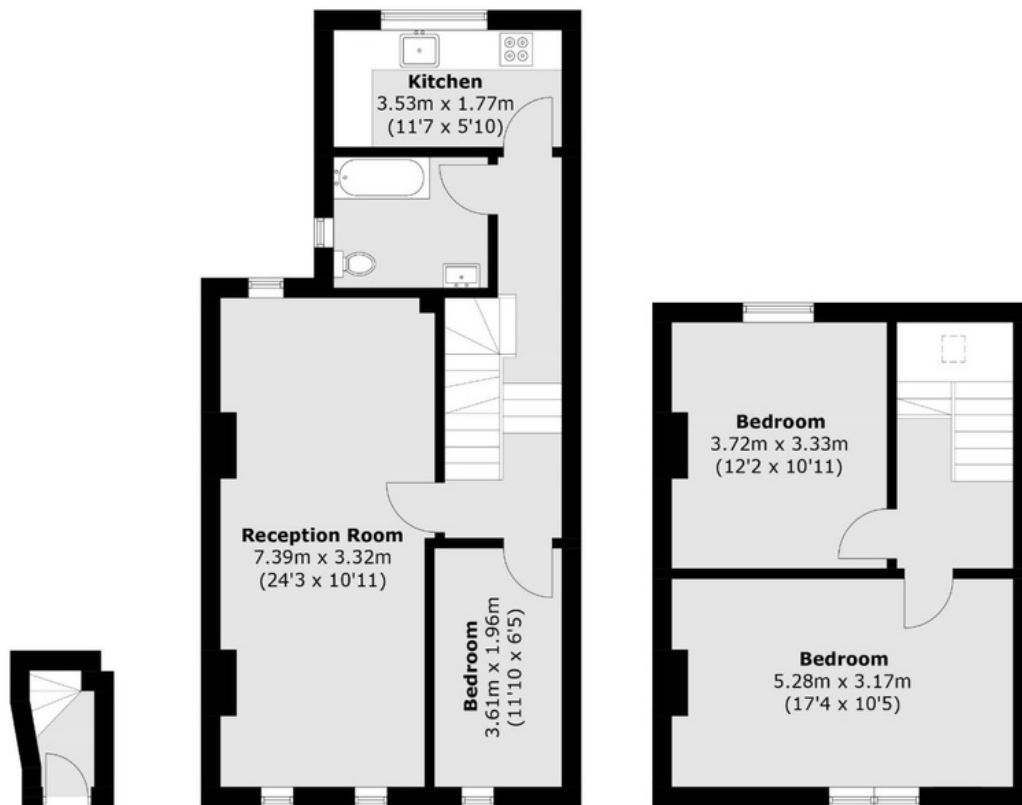
Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04160511

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Residential Flat



Ground Floor

First Floor

Second Floor

Total area (approx.): 92.1 sq. m (991.2 sq. ft)



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