



RESTAURANT PROPERTY

Lease available

Richmond A3 Opportunity - Low Net Rent

Double-Fronted Restaurant with Large External Terrace at Front



Richmond A3 Opportunity

Double-Fronted Restaurant with Large External Terrace
39-41 Kew Road, Richmond TW9 2NQ

Approx 1,788 sq ft

Location

The premises are located in a strong pitch, diagonally opposite Richmond Train Station, in between Carluccios and The Orange Tree. Benefitting from a double-frontage, and a large demised raised terrace area at the front, this property provides a rarely available flagship opportunity for a restaurant operator. Occupiers in the vicinity include Carluccios, The Orange Tree, Starbucks, and Thai Square.

Nearby

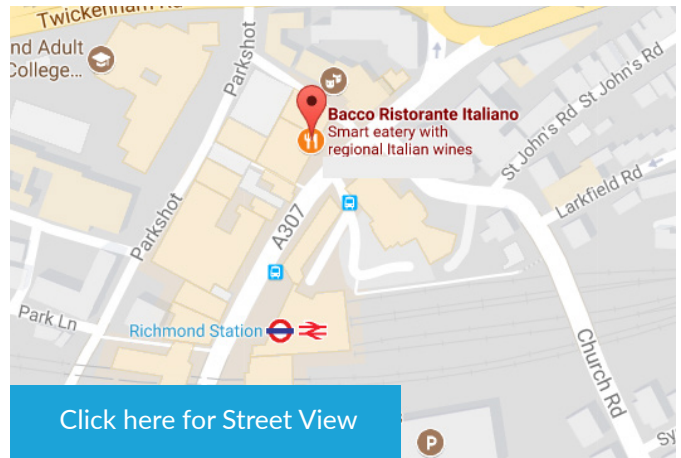


Carluccio's



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[Click here for Street View](#)

Accommodation

Arranged over ground and basement, with demised external terrace at the front. The upper floors contain two demised residential studio apartments, which are sublet, supplementing the overall rent.

Ground Floor Internal	947 sq ft
Ground Floor External Terrace	368 sq ft
First Floor Storage	209 sq ft
Basement Kitchen	264 sq ft
First Floor Residential	Not Measured
Total Area incl. external terrace	1,788 sq ft (166.17 sq m)

Lease

Assignment of two leases, expiring 2024 and 2029, at a current total rental of £70,875 pax. The two studio apartments upstairs are sublet which brings in a rent of £22,400 pa. **The total net rent is therefore £48,475 pax.** Both leases are understood to be held inside the Landlord & Tenant Act 1954.

Premium

£350,000, for the benefit of the leasehold interest.
Fixtures and fittings to be agreed.

Rates

We understand that the property is assessed as follows.

Rateable Value	£35,750
Payable 2017/18	£16,660

Interested parties are advised to verify with the Local Rating Authority.

EPC

An Energy Performance Certificate is available upon request.

Legal costs

Each party to be responsible for payment of their own costs.

Contact

For further information or to arrange a **strictly confidential** viewing contact:

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Important: These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.