



Tuckerman

**MARTIN
CAMPBELL**

COMMERCIAL PROPERTY CONSULTANTS

98 Kew Road,
London, TW9 2PQ

Creative Space For
Sale Of Interest To
Investors & Owner
Occupiers

IOR

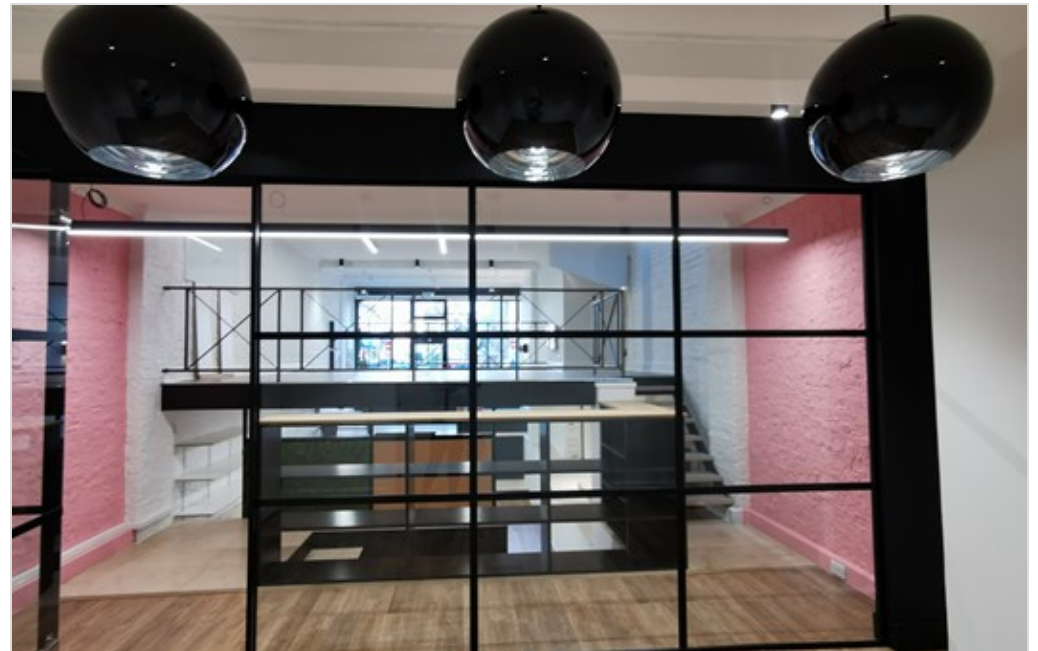
98

CONNECTING PEOPLE WITH SPACES



Executive Summary

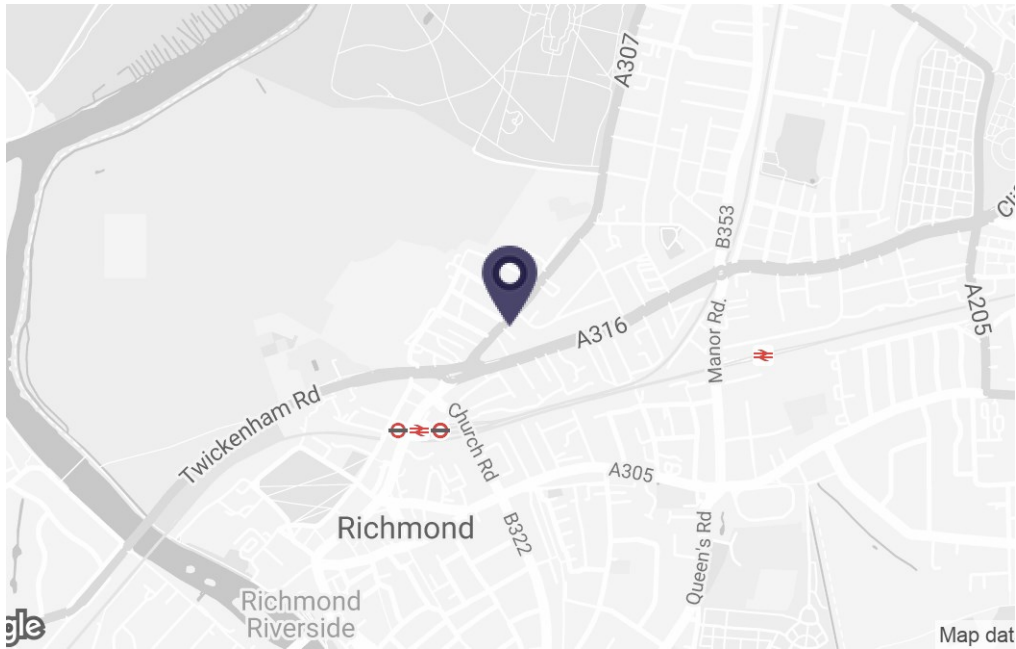
- A rare Freehold opportunity to acquire a well-appointed creative space in the heart of the affluent Borough of Richmond.
- Of interest to investors and owner occupiers.
- The premises forms part of an attractive nineteenth century terrace parade which includes a number of quality restaurants notably 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.
- The Vendors are seeking a price of £595,000 plus VAT for the freehold interest, which equates to an affordable capital value of £443 per sq ft.





98 Kew Road, London, TW9 2PQ





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

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The residential upper parts are sold off on long leases and are accessed via their own independent entrance.

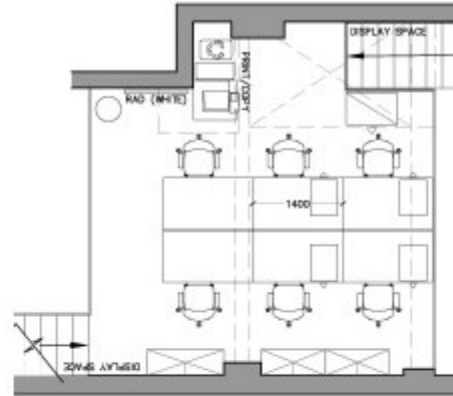
Floor Areas

The premises are arranged as follows

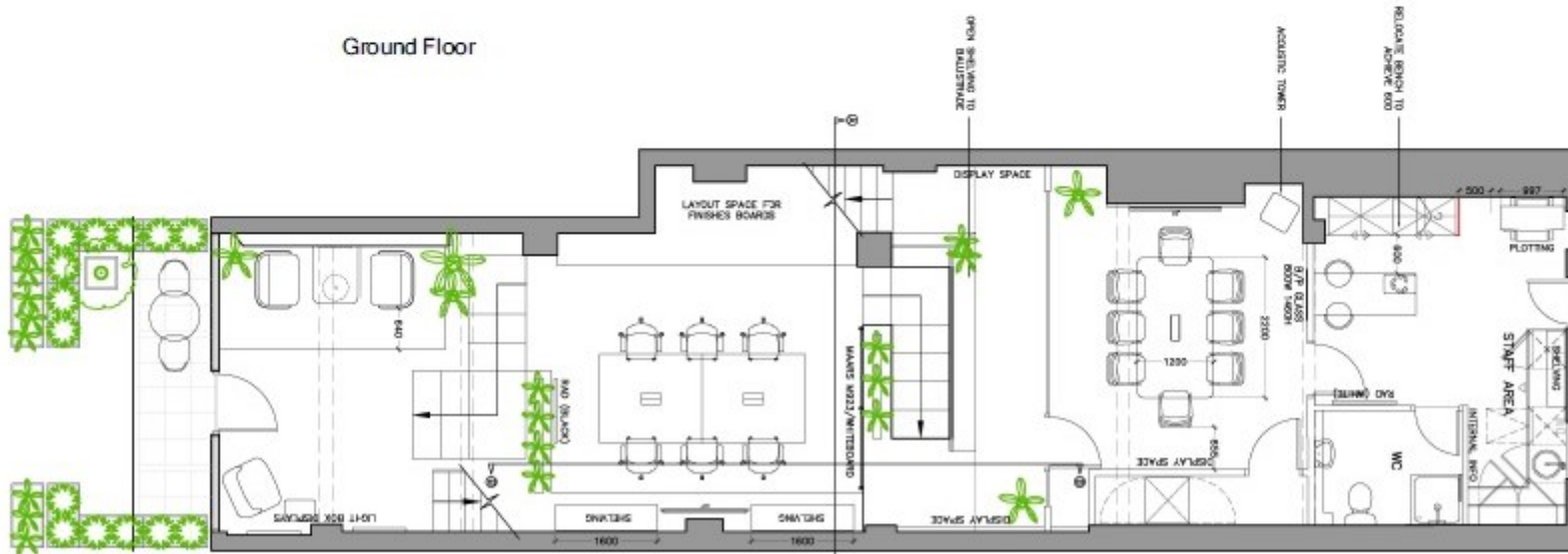
Unit	Description	Sq Ft NIA	Sq M NIA
Ground	Office	1,342	125
TOTAL		1,342	125

Floor Plans

Mezzanine Floor



Ground Floor



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 was originally for a term of 99 years from 1st January 1987, however is currently being extended 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 £595,000 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

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