



306 Sandycombe Road, Kew TW9 3NG

Prominent Retail Unit with Basement

TO LET

Area: 1,269 FT² (118M²) | Rent: Per Annum



Availability
Available for
immediate
occupation



Area
Approximately
1,269 sq ft



Basement
Totalling
approximately 466
sq ft



Location
Moments from
Kew Gardens
Station/Parade

LOCATION:

Home to the National Archives and the world heritage site The Royal Botanical Gardens, Kew is an affluent suburb located to the South West of Central London with road and rail access via the M4 motorway and District Line network at Kew Gardens Station, as well as direct access into London Waterloo via the South West Trains service from North Sheen Station. The property occupies a prominent pitch on Sandycombe Road, minutes from Kew Gardens Station and Royal Parade. Major retailers in the immediate vicinity include: Starbucks, Gail's Bakery, Tesco and Pizza Express.

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DESCRIPTION:

The property comprises a large retail unit, which forms part of a charming mid-terraced Victorian parade. The ground floor is well configured providing a sizeable main sales area with ancillary accommodation, kitchen and WC facilities to the rear and a basement.

FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	803	75
Basement	466	43
TOTAL	1,269 sqft	118 sqm

AMENITIES:

- Excellent internal configuration
- Large kitchen
- Good natural light
- Ancillary accommodation
- WC facilities
- Town centre location

LEASE: A new lease offered, the terms of which are to be agreed

RENT: Per Annum **VAT:** Applicable

SERVICE CHARGE: Upon application **RATES PAYABLE:** The rateable value according to the VOA is £15,000

EPC: Available upon request. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

CONTACT:



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