



## 9 Petersham Road, Richmond TW10 6UH

### TO LET

Area: 857 FT<sup>2</sup> (80M<sup>2</sup>) | Rent: £42,500 |



**Air Conditioning**  
Full A/C System



**Basement**  
W/C + Storage  
Facilities



**Cafe**  
Restaurant / Cafe  
Use with Take-  
Away



**Exhaust System**  
Full Extraction  
System

#### LOCATION:

Richmond is a highly affluent town located some 9 miles South West of Central London and has excellent rail links to London via the Underground and Overground lines as well as the Southwest Trains service, with a direct train to Waterloo in under 20 minutes. London and Heathrow are also easily accessible via the M3 and M4 motorways respectively.

The property forms part of an established parade on Petersham Road, directly opposite its junction with Hill Rise. The area is synonymous for its boutique shops and restaurants and high foot fall from Richmond Hill residents. Nearby occupiers include Farrow & Ball, Pier One Fish & Chips and Bills.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)

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### DESCRIPTION:

First time on the market since 1966, the property comprises a ground floor restaurant with an open plan seating/dining area for 36 covers. To the rear is a bar and fully fitted kitchen, with customer toilets, staff facilities and storage in the basement.

The property has the benefit of full height glazing to the front, air conditioning, full extraction system and an alcohol licence until 12 am.

In addition to in-house dining, the restaurant provides take-away services through Deliveroo, Uber Eats and Just Eat.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Restaurant	384	36
Ground Ancillary	139	13
Basement Ancillary	334	31
<b>TOTAL</b>	<b>857 sqft</b>	<b>80 sqm</b>

### AMENITIES:

- Full Height Glazing
- Full Kitchen Extraction System
- Premises Licence until 12 am
- Recessed Air Conditioning
- Basement W/C's and Staff Ancillary
- Take-Away services

**LEASE:** New FR&I Lease

**RENT:** £42,500 per annum

**VAT:** Not Applicable

**SERVICE CHARGE:** Nil

**RATES PAYABLE:** £11,147

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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