

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

72-75 Marylebone High Street, London W1U 5DB
**LOCAL BAR/RESTAURANT/GASTRO PUB
WITH FULL A4 PLANNING CONSENT**

TO LET/FOR SALE

**KEW/RICHMOND VILLAGE,
86 KEW ROAD**

1,690 SQ.FT.



Location

The unit is located within a quarter of a mile of Richmond Town Centre, being on the corner of Blue Anchor Alley and Kew Road close to its junction with Richmond Circus.

The premises enjoys an enviable and prominent corner position on Kew Road forming part of this much regarded and frequented terrace of other well known local restaurants and bars serving the vibrant and affluent villages of both Kew and Richmond.

Description

Formerly the Blue Anchor Free House, the unit now forms part of a larger mixed commercial development of prestige shops and flats.

Sympathetically refurbished to shell condition and benefitting from many period features including high ceilings and excellent natural light, the accommodation represents a rare opportunity to create and establish a new destination venue for the area.

www.whitedrucebrown.com

020 7467 5997

Fax 020 7224 5212

Floor Areas

Ground Floor	855 sq.ft.
Basement	<u>835 sq.ft.</u>
	1,690 sq.ft.

Terms

- 1) Available on a new fully repairing and insuring lease for a term by arrangement.

Rent £42,000 p.a.x. of rates and service charge.

Alternatively:

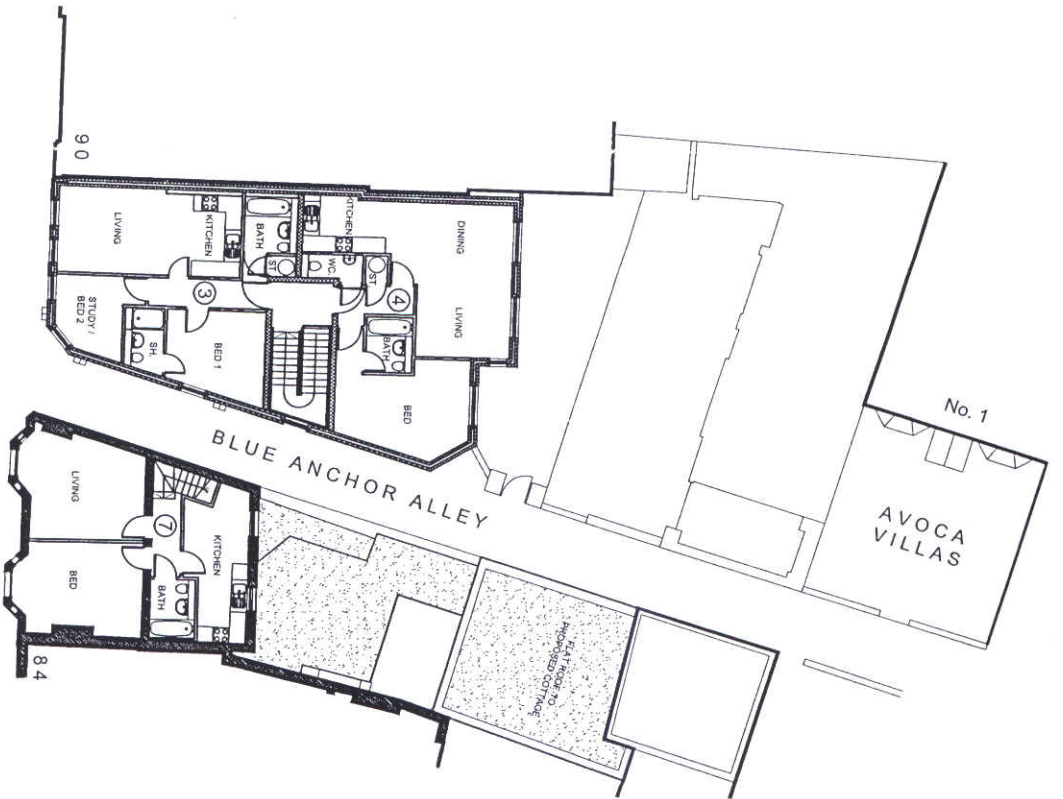
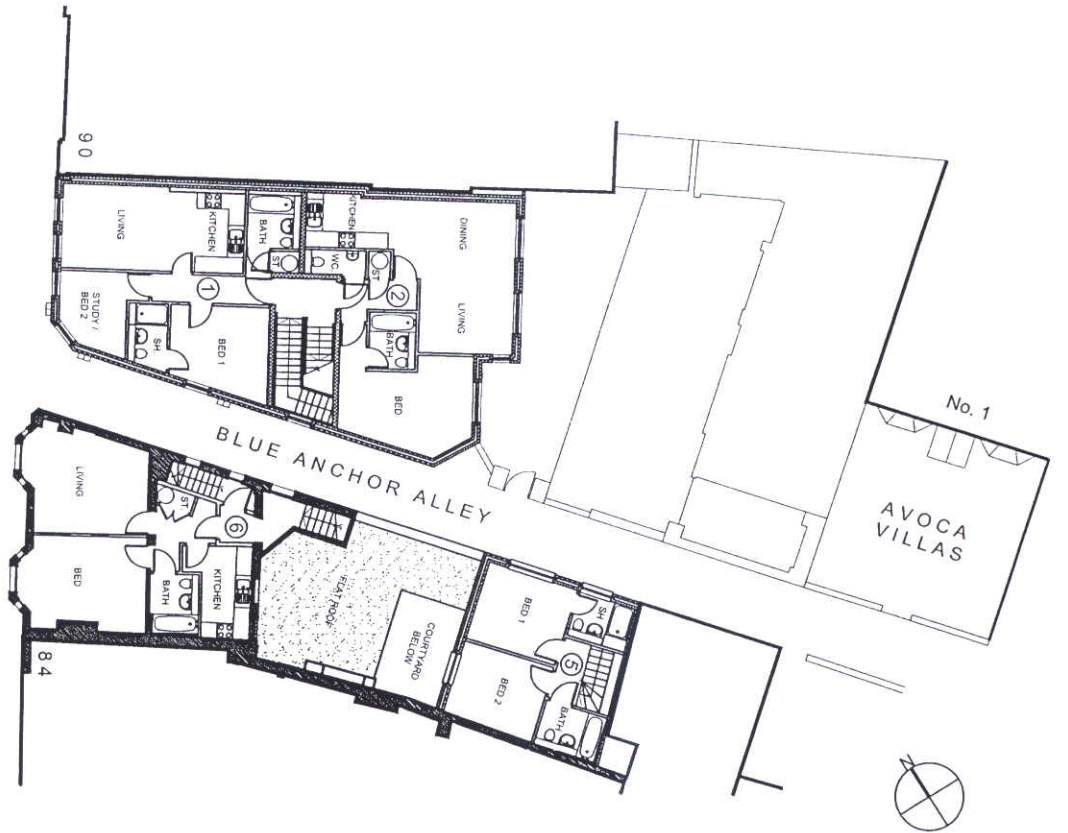
- 2) A 999 year lease.

Price - £550,000.

- 3) The freehold could be made available including 2 x 1 bed flats. Price on enquiry.

Viewing

Strictly through sole agents, **WHITE DRUCE & BROWN**, contact **IAN FRANKLIN** – 020-7467 5997, e-mail ianfranklin@whitedrucebrown.com



PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

DON'T SCALE THIS DRAWING
 All dimensions shown are approximate and it is the responsibility of the client to verify the accuracy of the drawings. The drawings are not to be used for any other purpose without the written consent of the architect. Any discrepancy between the drawings and the contract documents shall be referred to the Project Manager and the Contract Administrator.

PLANNING	
Revision	
A	PLANNING APPLICATION 24.03.06
B	REVISED PLANNING APPLICATION 16.06.06
C	
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E	
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J	
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L	
M	

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86-88 KEW ROAD RICHMOND
 PROPOSED FIRST & SECOND FLOOR PLANS
 Date: FEB 2005
 Drawing No: CC
 2110 | PL | 04 B