

**NEW RETAIL DEVELOPMENT
RETAIL CLASS A1 USE**

TO LET/FOR SALE

**KEW/RICHMOND VILLAGE,
88 KEW ROAD**

1,172 SQ.FT.



Location

The property occupies a prominent corner position adjacent to the former Blue Anchor Public House and forms part of the redevelopment of the former Matthiae's Bakery where the ground floor is to be occupied by a high footfall producing anchor tenant.

This is an affluent area and vibrant location and in the immediate vicinity are a variety of high class showroom operators, quality restaurants and local retailers.

Description

The development will provide accommodation on ground approximately as follows:-

Gross Frontage	19'8"	5.99 m
Return Frontage	19'5"	5.92 m
Depth	60'9"	18.50 m
Ground Floor Area	1,172 sq.ft.	108.9 m ²

Lease

The property is available to let on the basis of a new 15 year effectively full repairing and insuring lease subject to a 5 yearly upward only rent reviews.

Rent

£28,500 p.a.x.

Sale

Our clients would consider a sale of the ground floor shop on the basis of a 999 year lease.

Price

£385,000.

Alternatively the freehold could be made available to include four residential units on 1st and 2nd floors above – Price on application.

Possession

It is anticipated that the property will be available for possession in February 2010.

Rates

To be assessed.

Viewing

Strictly through joint sole agents, **WHITE DRUCE & BROWN**, contact **IAN FRANKLIN** – 020-7467 5997, e-mail ianfranklin@whitedrucebrown.com or **LESLIE PERKINS**, contact **IAN GARNHAM** – 020-7478 4306, e-mail iang@leslieperkins.co.uk

* Please note that 86 Kew Road (A4) 1,690 sq.ft. is also available within the same development.