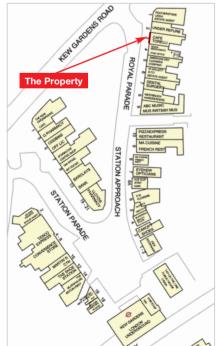
# Kew 3 Royal Parade Station Approach Surrey TW9 3QD

- Freehold Café and Residential Ground Rent Investment
- Affluent residential area
- Shop lease expires 2023
- Rent Review 2018 oustanding
- Total Current Rent Reserved

£54,000 pa







### Tenure

Freehold.

### Location

Kew is a suburb of Richmond upon Thames, located south of the River via Kew Bridge and is a prosperous and fashionable area, famous for Kew Gardens.

The property is situated in a Conservation Area on Station Approach, close to the junction with Kew Gardens Road. Station Approach provides a mix of retail and restaurant users, serving the needs of the surrounding high value residential area. Kew Gardens Underground Station (District Line) is close by to the south.

Nearby occupiers include Pizza Express, Tesco Express, Lloyds Pharmacy, American Dry Cleaning Company and Featherstone Leigh estate agents.

# Description

The property is arranged on basement, ground and two upper floors. The ground floor provides a café with WCs, whilst the basement provides ancillary accommodation. To the rear is a patio which is used as customer seating. The upper floors provide a self-contained maisonette accessed from Station Approach which has been sold off on a long lease.

# **VAT**

VAT is applicable to this lot.

## **Documents**

The legal pack will be available from the website www.allsop.co.uk

# **Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation				Current Rent £ p.a.	Next Review/ Reversion
Café	FN Coffee Supreme Ltd (t/a Café Torrelli Kew)	Gross Frontage (including entrance to upper floor) Net Frontage Shop and Built Depth Rear yard for customer seating Ground Floor GIA Basement GIA Total GIA (1)	5.50 m 3.80 m 24.75 m 102 sq m 37 sq m 139 sq m	(18' 0") (12' 6") (81' 3") (1,095 sq ft) (401 sq ft) (1,496 sq ft)	10 years from 06.02.2013 Rent review every 5th year FR & I	£54,000 p.a.	Rent Review 2018 outstanding
Maisonette	Individual	First and Second Floor Maisonette			198 years from 29.09.1987	Peppercorn	Reversion 2185

(1) Not inspected by Allsop, gross internal areas provided by Vendor.

Total £54,000 p.a.