

FOR SALE – Ground Floor Commercial Unit with Car Parking on a New Secure Gated Mews Development



**63D Sandycombe Road,
Kew, Richmond, TW9 2EP**

**1,514 sq. ft.
(140.71 sq. m.)**

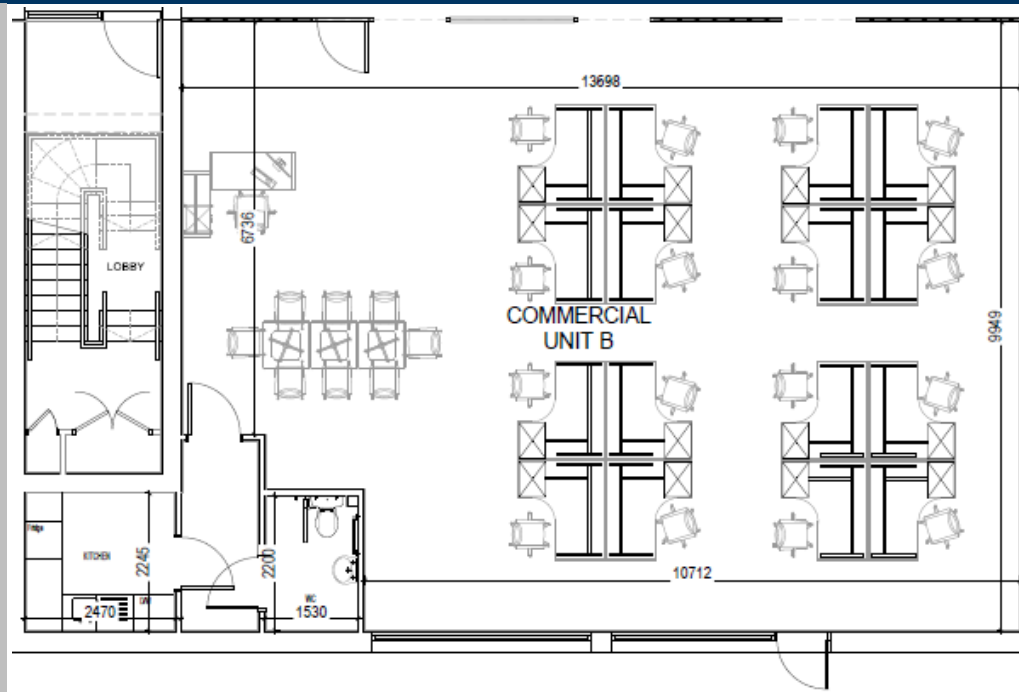
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Location

Located on Sandycombe Road, (B353) the property offers easy access to the A316, which connects directly to the M3 and M25 motorway. The property is situated circa. 0.5 miles from both North Sheen Mainline Station and Kew Gardens Station providing district and overground services.

There are regular buses routes located close providing services into Richmond town centre and Kew Bridge. Richmond is just over a 20 minute walk from the property.

The nearby Kew Village provides a number of amenities and shopping facilities, including a Gail's Bakery, Tesco Express, Starbucks, Pizza Express and Kew bookshop. Sainsburys and Argos are located a 6 minute walk away in North Sheen.



Not to scale – for illustrative purposes only



- A205 – South Circular 0.7 miles
- A4 – Chiswick 2.5 miles
- M4 - Brentford 2.5 miles
- M3 – Junction 1 7.0 miles



- Kew Gardens (District & Overground) 0.5 miles
- Richmond (British Rail) 0.8 miles
- North Sheen (British Rail) 0.3 miles
- Kew Bridge (British Rail) 1.4 miles

The Property

63D is situated within a newly constructed secure gated mews complex. The property is situated on the ground floor and features an open plan layout, benefitting from good natural light. The interior has been fitted to a high standard with LED lighting, laminate wood effect flooring, 3 compartment underfloor trunking boxes, air conditioning units and a kitchen. The unit benefits from a highly advantageous A (15) EPC rating and has 1 allocated car parking space.

Accommodation

The property has been measured in accordance with the Net Internal Area (NIA) and provides the following:

Floor - Area	Sq. Ft.	Sq. M.
63D Sandycombe Road	1,514	140.71



Amenities

- New air-conditioning units
- Double glazing
- Well-appointed kitchen
- 1 allocated parking space
- 1 x WCs
- EPC A (15)
- 3 compartment underfloor trunking boxes
- LED lighting
- Gated development
- Good natural light

Long Leasehold

The property is available to purchase on a 'virtual freehold' basis; being the residue of a 999 year lease at a peppercorn rent if demanded.

Guide Price: **£675,000 (£445.84 psf.)**

Business Rates

The property has not been assessed for business rates.

All applicants must make their own enquiries through the London Borough of Richmond billing authority.

Service Charge / Maintenance Charge

A service charge of £2,343.07 per annum, is payable in relation to the maintenance of the common areas of the development.

VAT

We have been advised the property is NOT elected for VAT.

EPC

Rating: A (17)

Parking

1 allocated car parking space.



Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with joint sole agent Vokins and Martin Campbell.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. June 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.