

PRIME LEASE FOR SALE

11-13 Petersham Road, Richmond, TW10 6UH

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Excellent A3 restaurant premises**
- **Located in the affluent and highly sought after London suburb of Richmond Upon Thames**

LOCATION

Richmond Upon Thames is a highly affluent suburban town located in an attractive area of south west London on the River Thames.

Richmond is a busy and popular commercial business centre with a diverse mix of national and local retailers providing an extensive retail offer along with cafes, bars and restaurants which attracts a significant number of tourists and visitors.

The subject property is situated in a busy location on Petersham Road. Nearby operators include **Be At One**, **GBK**, **Bills**, **Nandos**, **Pitcher & Piano** and **Odeon**.

RATES

Rateable Value (18/19) £61,500

Interested parties are advised to make their own enquiries to confirm this information.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 20 years expiring 2032. There are RPI rent reviews in 2022 and 2027.

RENT

£100,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

PREMIUM

On application.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	84.9 sq m	914 sq ft
Basement Ancillary:	65.9 sq m	709 sq ft

LICENSING

The premises benefit from an existing premises license that allows the sale of alcohol.

Monday - Saturday 11.30am - 11 pm
Sunday - 11.30am - 10 pm



INSPECTIONS

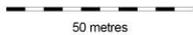
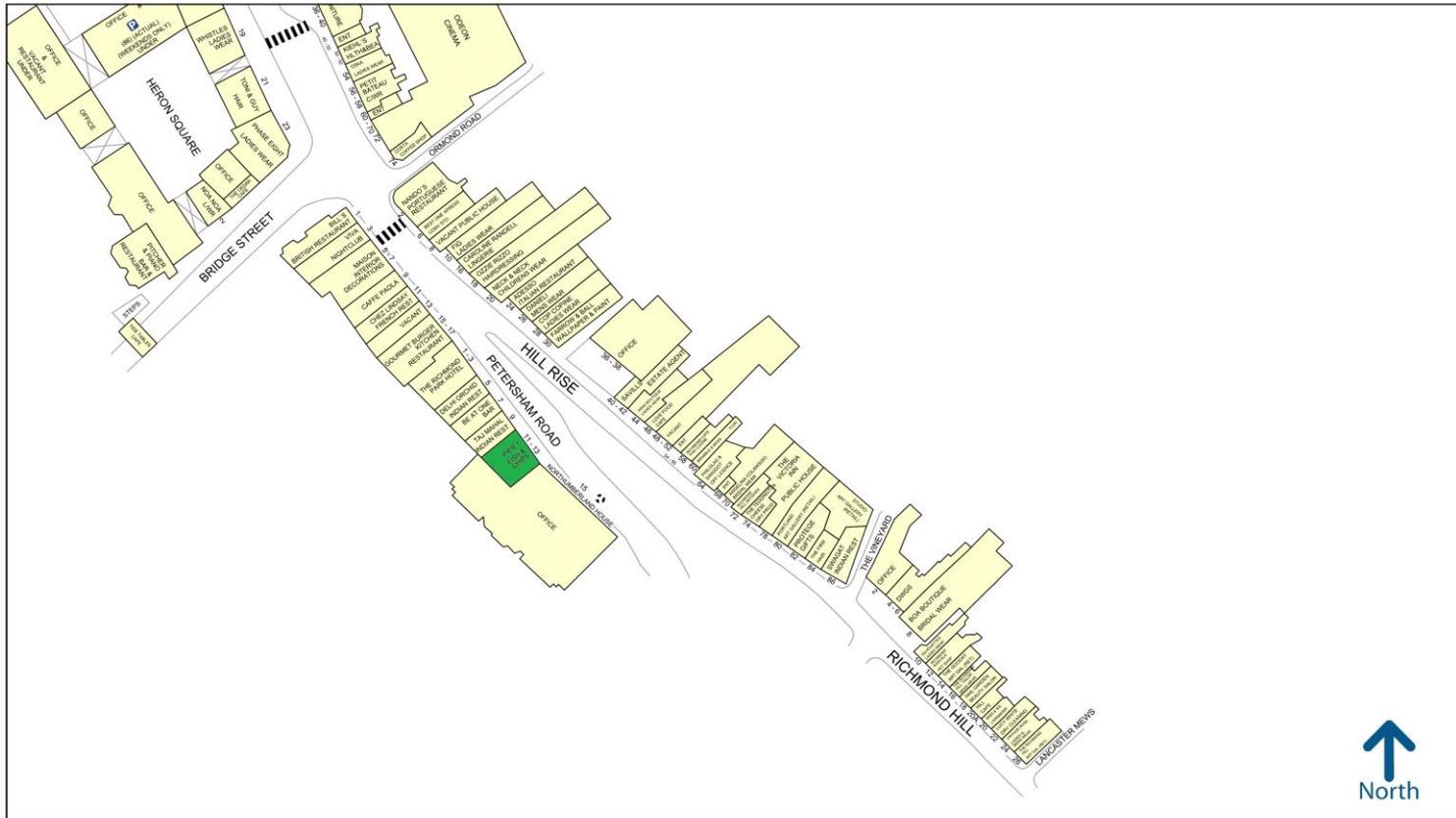
Viewing is strictly by appointment with sole agent:

Nick Carvey
0207 182 7493
nick@fawcettmead.co.uk

SUBJECT TO CONTRACT



Richmond (London)



Mapping sourced from Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316

Created By: Fawcettmead
 For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.