

TO LET

141.6 SQ.M (1523 SQ. FT) APPROX.

5 PETERSHAM ROAD, RICHMOND, SURREY TW10 6UH

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **FORMER RESTAURANT PREMISES**
- **PROMINENT LOCATION SET AMONGST A
NUMBER OF OTHER LEISURE AND
DINING FACILITIES**
- **GROUND FLOOR DINING**
- **BASEMENT KITCHEN**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

5 PETERSHAM ROAD, RICHMOND TW10 6UH

LOCATION

The property is located on Petersham Road close to its junction with Hill Rise, leading to Richmond Bridge. The property adjoins The Richmond Park Hotel and Be At One and other restaurant operators in the parade include Pier 1, The Fat Badger, Chez Lindsay and Bills restaurant.

Richmond Odeon is located at the top of the bridge and there is also a selection of independent boutiques, cafes and restaurants in close proximity as well as access to the River Thames.

DESCRIPTION

This restaurant was previously fitted for Indian dining with ground floor seating and bar area and benefits from wooden floor, gas central heating and air conditioning unit (not tested).

There is access to the basement with a ceiling height of 2.5m providing kitchen area, cold store, male and female WC's and storage areas.

There is also direct access from the basement to street level.

ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground Floor	82.2	885
Basement Kitchen	31.3	337
Basement Stores	12.2	131
WC's	15.9	171
TOTAL	141.6	1524

TENURE

Available on a new lease for a term by arrangement.

RENT

£50,000 per annum exclusive

BUSINESS RATES

2017 Rateable Value: £41,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

To be confirmed.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

These particulars are intended to give a fair description, but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable