

**A3 RESTAURANT WITH PREMISES LICENSE  
TO LET (CONFIDENTIAL - STAFF UNAWARE)**



**9 PETERSHAM ROAD, RICHMOND, TW10 6UH**

**APPROXIMATELY 859 SQ FT (79.8 SQ M)**

**NEW LEASE: TERMS TO BE AGREED**

**TO LET: £39,950 PAX**

**LOCATION:**

The property is located on Petersham Road, close to the junction with Richmond Bridge, Hill Rise and Richmond Hill. Richmond town centre offers a wide range of amenities including: most major retailers, a wide selection of bars, restaurants and leisure facilities. In close proximity to the target premises are Pier 1 Fish & Chips, Be at One, Jacks of London, Bill's Restaurant, Costa Coffee, Nando's, Odeon Cinema, Adesso and a continued selection along Richmond Riverside. Richmond station mainline and underground services (District Line) are within easy walking distance and provide an overground service to Waterloo in 21 minutes.

**DESCRIPTION:**

The restaurant benefits from an A3 use class with premises license. The seating area is arranged entirely on the ground floor with further space in the basement for storage. Currently the restaurant is opened 7 days a week closing at 12:00 AM Monday – Saturday. Sunday - 11:30 PM. An excellent opportunity to take on a rarely available unit in a well established trading parade. No premium being asked.

**VAT:**

We believe that the building is NOT elected for VAT but interested parties should make their own enquiries.

**TERMS:**

The restaurant is available on a new lease, terms of which are to be agreed.

**EPC:**

Available on request.

**LEGAL COSTS:**

Each party is to bear their own legal costs.

**BUSINESS RATES:**

We have collated our information via VOA online.

RATEABLE VALUE WITH EFFECT 1st APRIL 2017: £28,500.00

BUSINESS RATES PAYABLE @ 47.9 = **£13,651.50**

All interested parties are advised to make their own inquiries into the Business Rates with local authorities, which in this instance are Richmond upon Thames.

**VIEWINGS:**

For all enquiries, please contact the sole agents Featherstone Leigh Commercial.

Andrew Weeks (020 8332 2707) – [aweeks@flcproperty.co.uk](mailto:aweeks@flcproperty.co.uk)

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