

# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)

## Property Information

### Freehold Retail and Residential Investment

- Fully let attractive Grade II mixed use building abutting Kew Bridge Railway Station
- Comprising café, fitness studio and 3 bed flat
- Kew Bridge Railway Station provides direct services to Central London and is extremely busy at peak times
- Café benefits from direct access to Kew Bridge Station
- Affluent and Popular South-West London location
- 400 metres north of Kew Gardens and 150 metres south of Brentford Football Stadium

#### Lot

8

#### Auction

15th February 2024

#### Rent

£88,200 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

On Behalf of Network Rail

### Location

#### Miles

400 metres north of Kew Gardens, 2 miles north of Richmond, 2.5 miles east of Hammersmith, 6 miles east of London's West End

#### Roads

M4, A315

#### Rail

Kew Bridge Railway Station (direct to London Waterloo in 30 mins), Gunnersbury Railway Station, Kew Gardens Railway Station

#### Air

London Heathrow Airport, London Gatwick Airport

### Situation

Kew is a highly affluent and desirable South-West London suburb and home to the world famous Kew Gardens, being located some 400 metres south of the property and the recently completed Premiership Football Stadium of Brentford is approximately 150 metres to the north. The property is located on the north side of Kew Bridge Road (A205), a busy arterial route providing direct access to the M4. The property is conveniently situated adjacent to Kew Bridge Railway station with direct rail services to London Waterloo in 30 minutes and benefits from over 800,000 annual passenger entry and exits.

### Tenure

Freehold.

### Description

The property, an attractive Grade II mixed used building, comprises ground floor retail accommodation, a self-contained fitness studio with shower facilities in the basement accessed via an external staircase, and a self-contained 3 bedroom flat with river views, on the first floor, accessed via the rear (video walk-through link above).

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	100.96	(1,086)	THE RAIL COFFEE LTD on assignment from Kew Roastery Ltd t/a The Roastery	A term of years from 16/03/2018 until 16/02/2027 (1)	£43,000	
Basement	Fitness Studio	88.00	(947)	SCOTTS PERSONAL TRAINING LTD	A term of years from 08/06/2018 (1)	£20,000	08/06/2024
First	Residential	-	-	INDIVIDUALS	AST from 21/10/2021 until 20/02/2022 (2)	£25,200	
<b>Total Approximate Commercial Floor Area</b>		<b>188.96</b>	<b>(2,033)</b>			<b>£88,200</b>	

(1) The lease provides for a mutual rolling break option upon serving 6 months written notice.

(2) The tenant is holding over.

# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

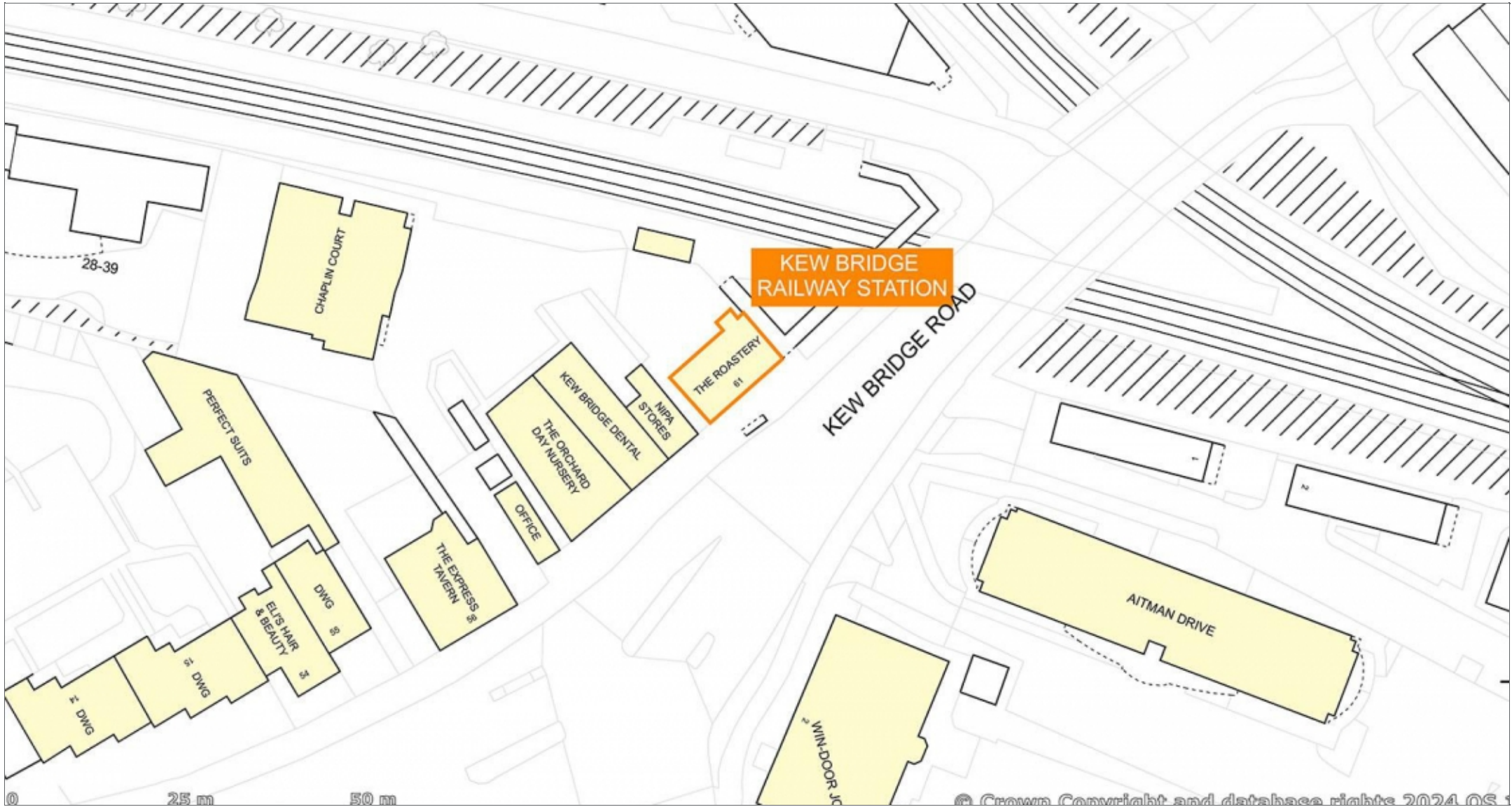
For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)





# Lot 8, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)

## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Dentons UK and Middle East LLP

1 Fleet Place

London

EC4M 7WS

#### Gaganpreet Sekhon

020 7242 1212

[Gaganpreet.Sekhon@dentons.com](mailto:Gaganpreet.Sekhon@dentons.com)

### Associate Auctioneers



#### Rapleys LLP

66 St James's Street

London

SW1A 1NE

#### Charles Alexander

+44 (0)7831 487420

[charles.alexander@rapleys.com](mailto:charles.alexander@rapleys.com)

## Misrepresentation Act

Acuitus Limited, 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 their 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 the whole or any part of an invitation, offer or contract for 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 the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, 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, in connection with the possible sale of the property.

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

September 2020