

# Lot 9, 61/61a Kew Bridge Road, Brentford, London,

**TW8 0EW**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## 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

9

#### Auction

25th September 2024

#### Rent

£91,800 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).

### VAT

VAT is applicable to this lot.

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## 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	92.00	(990)	INDIVIDUALS	AST from 21/09/2024 until 20/09/2025	£28,800	
<b>Total Approximate Floor Area</b>		<b>280.96</b>	<b>(3,023)</b>			<b>£91,800</b>	

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

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## Contacts

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2024