



## 86 Kew Road

Richmond, TW9 2PQ

### Rare Investment opportunity

**1,706 sq ft**  
(158.49 sq m)

- Prominent corner site.
- Attractive double bay retail frontage.
- Sold with Vacant Possession.
- Kitchen fit out and Alcohol licence.
- Prime location in TW9.
- 975 years approx. remaining on the lease.

# 86 Kew Road, Richmond, TW9 2PQ

## Summary

|                |                      |
|----------------|----------------------|
| Available Size | 1,706 sq ft          |
| Price          | Price on application |
| Business Rates | Upon Enquiry         |
| EPC Rating     | E (114)              |

## Description

A charming and well positioned commercial space offering an excellent opportunity for investors or owner-occupiers alike situated in a highly prominent corner position on Kew Road. Arranged over the ground and lower ground floors measuring approximately 1706 sq ft the property benefits from an open-plan layout ideal for retail, leisure, or hospitality use, with full air-conditioning, fully functional kitchen and excellent frontage offering strong visibility to both pedestrian and vehicular traffic.

The property is perfectly situated to attract a wide range of premium tenants or end users. With potential for flexible adaptation, and ongoing demand for high-quality retail space in Richmond, this is a rare opportunity to acquire a long leasehold in one of South-West London's most sought-after locations.

There is approximately 975 years remaining on the lease.

## Location

Located at the junction of Richmond and Kew, the unit enjoys a prime position in one of southwest London's most desirable areas. This sought-after postcode offers the perfect balance of urban convenience and green tranquillity, with excellent transport links including the District Line, London Overground, and South-Western Railway. Richmond station is just a 6 minute walk away and Kew Gardens station 25 minutes walk. There is also an abundance of bus routes that pass close to the property. The area boasts a vibrant mix of independent cafés, restaurants, and boutique shops along Kew Road.

The Public Transport Accessibility Level (PTAL) rating is 5.

## Terms

Asking Price: POA.

Rateable Value: £30,750.

EPC Rating: E (114).

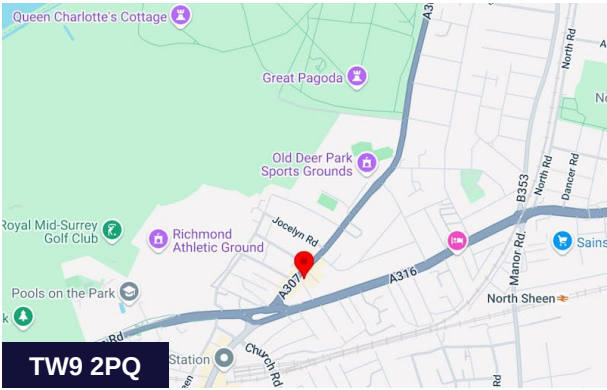
Use Class: E.

Local Authority: London Borough of Richmond Upon Thames.

Possession: To be sold with vacant possession.

VAT Status: Exempt.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



**Jonathan Hacker**  
020 7355 0285 | 07817 004082  
jhacker@winkworth.co.uk



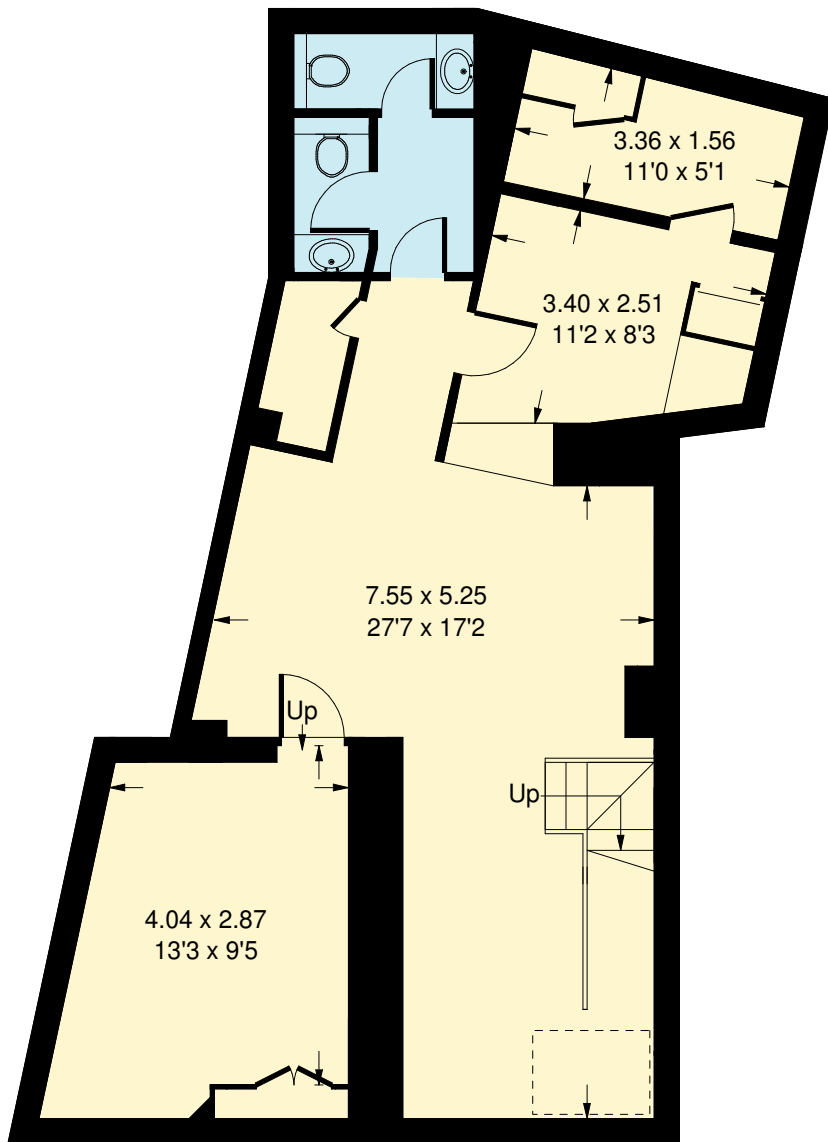
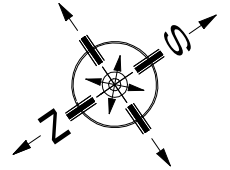
**Adam Stackhouse**  
07889 510036 | 020 7355 0285  
astackhouse@winkworth.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/10/2025

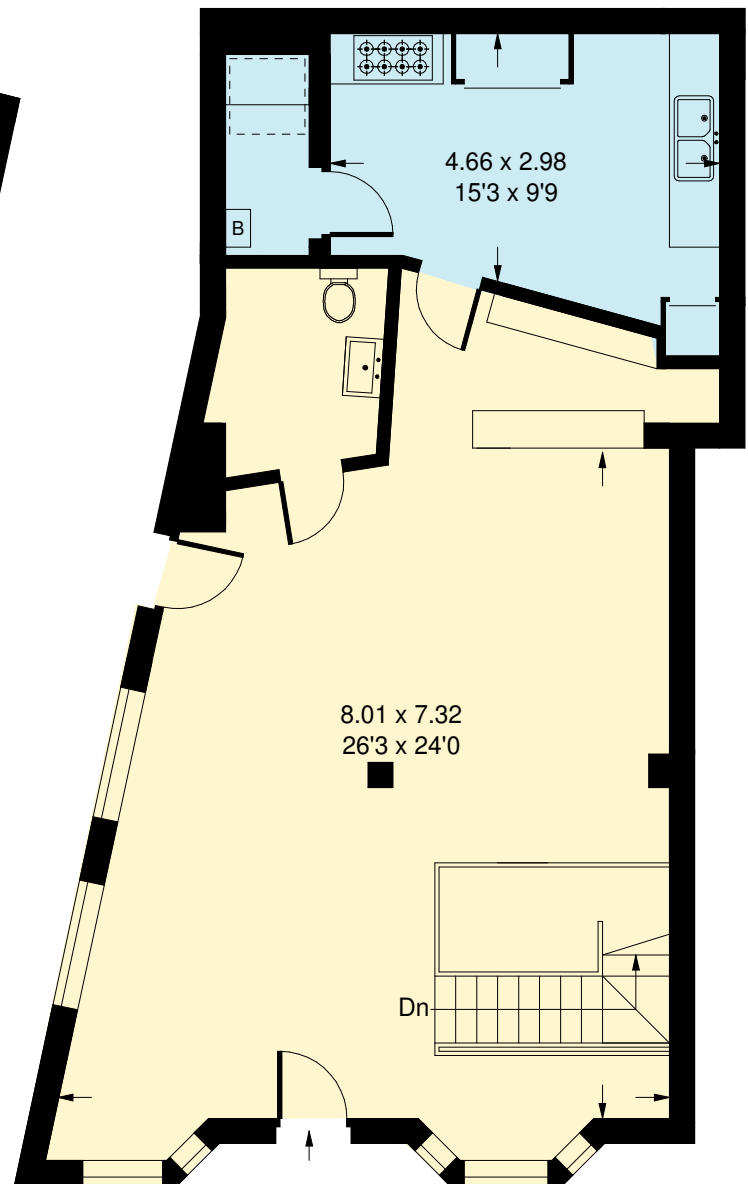


# Kew Road, TW9

Approx. Gross Internal Area  
158.5 sq m / 1706 sq ft



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.