

**Unique premises
confidentially
available for a variety of possible uses**

12 Princes Road, Kew TW9 3HP



**2,100 Sq Ft GIA
Approx**

Location

Princes Road runs parallel to Kew Road, A307, between Broomfield Road and Kew Gardens Road.

The premises are close to Kew Gardens and a few minutes walk from Kew Village with its popular food and retail amenities which include Lloyds Chemists, Barclays Bank, Tesco, Pizza Express and numerous local retailers.

Kew Gardens station provides District Line Underground services between Richmond and Central London together with overland services to North and East London. The South Circular is within 0.3 miles and J2 of the M4 1 mile.

Description

The Premises comprise a Ground floor unit of some **2,100 sq ft** Gross Internal Area currently used as a garage workshop and MOT Centre benefitting from 2 full height folding access doors, an inspection pit, reception and office area.

Above the premises is a 2 bedroom flat which, if required, could be leased out with the ground floor commercial unit.

The premises would suit a variety of uses, subject to planning, including offices, educational, medical, leisure, as well as light industrial/warehouse.

Tenure

Our Clients own the freehold and are seeking to lease the premises on terms to be agreed.

Planning

It is understood the premises have a B1 consent but we are awaiting clarification. We believe the premises would suit a number of potential uses, subject to planning.

Viewings / Further Information:

AS A BUSINESS STILL OPERATES FROM THE SITE PLEASE ENSURE ALL ENQUIRIES ARE DIRECTED TO THE SOLE AGENTS

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NOTE: The details contained in these particulars are believed to be correct but can not be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.