



The Ham Brewery Tap

Ref: 3858198

4-6 Ham Street, Richmond, TW10 7HT

Leasehold: Nil Premium, Annual Rent: £60,000

Close to Ham Common

Public bar, games room and snug

Site area circa 500 sq m (5,380sqft)

Patio garden and owners parking

3/4 bedroom owner's accommodation

Full business proposals sought from experienced operators

The Landlord is offering a new 15 year Free of Tie FRI Lease. Full Business proposals will be required



Description

The building is detached, built on two storeys beneath a pitched clay tile covered roof.

Internally, the open-plan ground floor trade area is decorated in a traditional style, fitted with a "U" shaped bar servery. It has exposed timber beams and timber flooring. The customer WC's are located to the side of the customer area with a kitchen to the rear.

Location

The pub is situated within an attractive "village-like" residential area administered by the London Borough of Richmond Upon Thames less than 100 metres north of Ham Common. The River Thames and Ham House are located approximately one kilometre to the north. The open space of Richmond Park lies less than one and a half kilometre (one mile) to the east and central London is approximately 15km (nine miles) north-west.

A parade of local shops is located approximately 250 metres to the north and there is a church in close proximity. Richmond Train Station lies circa 3 kilometres (2 miles) to the northeast, is serviced by the District Line, London Overground and South Western Railway providing frequent services into central London with a journey time of around 25 minutes.



Internal Details

Main Bar with timber bar server, traditional table and chair seating, with bar stools and then a snug area with comfortable sofa seating. There is also a games room with a pool table and darts throw.

Access from games room onto patio garden.

Internal hallway with access to the kitchen - this has been a full catering kitchen in the past and has extraction fitted. (NB: this area will need refurbishment)

Ladies and Gents WC's

Owner's Accommodation

On the first floor there are 3 bedrooms, an office, lounge, bathroom and kitchen. Door to the flat roof area for seating - this area of the flat roof needs some refurbishment.

External Details

There is scope for seating to the front of the pub (20) and at the side, there is an enclosed patio garden (40).

To the side of the pub, there is a single storey garage/store with parking to the front.



The Opportunity

This is a great opportunity for an experienced operator to benefit from a free of tie lease on this traditional pub located in an affluent village area close to Ham Common. The pub is in need of some refurbishment and we are seeking full business proposals from all interested parties.

Fixtures & Fittings

We are advised all trade fixtures and fittings at present in the property are included within the sale, except for one or two items which may be subject to lease or hire purchase agreements.

Business Rates

The property is listed as a Public House and Premises and has a rateable value of £23,750 with effect from 1st April 2017.

Building Footprint

Building Footprint 210 sq m (2,260 sq ft)

Total Site Area 500 sq m (5,380 sq ft)

Staff

There are no staff to TUPE across as this will be let with vacant possession.

Planning Permissions

From verbal enquiry of the London Borough of Richmond Upon Thames, we have established that the property is not listed as being of Special Architectural or Historical Interest but does it lie within a conservation area.

Trading Information

There are no historic accounts but we can confirm that over the past years the pub has traded purely on wet trade and barrelage figures are confirmed in a table below.

Regulatory

Premises Licence - Allowable opening times are 10.00 to 00.30 Monday to Saturday and 10.00 to midnight on Sunday

Barrelage Figures

	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018
VOLUME	175	236	244	231	228	252	215	201	190	174



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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