



KEW GREEN RESTAURANT - TO LET

FORMER ASK, 85 KEW GREEN, RICHMOND, TW9 3AH

(NB. Historic Photograph)

- Facing Kew Green in a fabulous setting
- Approximately 2,000 sq ft of outdoor trade space
- New free of tie lease for 20 years – premium free
- Fully fitted
- Significant new development occurring on the north side of Kew Bridge

RENTAL OFFERS INVITED (VAT will be payable in addition)

SUBJECT TO CONTRACT sole letting rights

LONL532

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Location

The property is situated within an area administered by the London Borough of Richmond Upon Thames, approximately eight miles south west of central London. The property fronts Kew Green, a short distance to the south of the River Thames, adjacent the southern end of Kew Bridge. The property is within a short walking distance of the main entrance of the Royal Botanical Gardens. Kew Bridge Station is approximately 500m north, close to the new Brentford Stadium, Kew Gardens Station is approximately 1000m to the south.

A location plan is attached.

Description

The property was originally built as a pub in the early 1900's. It has been used more recently as a branded restaurant and is fitted out.

The ground floor trade accommodation is provided with a bar servery; open kitchen; female and accessible w.c.'s, preparation/storage accommodation. The first floor houses male customer w.c's; a staff w.c.; training room/former function room; series of staff rooms; office and storage. At second floor level there is an attic room with velux style windows. The basement provides storage accommodation including walk-in refrigeration.

Outside there is a trade patio to the front/side and a larger trade patio to the side/rear. There is a service yard to the rear with double gated access.

The property has external seating areas to the front and side and a yard area to the rear.

A set of indicative floor plans are available on request.

The approximate gross internal floor areas are calculated to be: -

Ground Floor	2,200 sq ft (204.32 sq m)
First Floor	1,466 sq ft (136.23 sq m)
Second Floor	446 sq ft (41.42 sq m)
Basement	<u>435 sq ft (40.46 sq m)</u>
TOTAL	4,547 sq ft (422.43 sq m)

The front patio extends to approximately 405 sq ft (37.65 sq m)

The rear patio extends to approximately 1,649 sq ft (153.22 sq m)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property will be connected to all mains services.

Licensing

The property's Premises Licence permits the sale of alcohol on Monday to Saturday between the hours of 11:00am and midnight and on Sunday between the hours of noon and 11:30pm.

Planning

From informal enquiry of the London Borough of Richmond Upon Thames we have established that the property is not listed but lies within Kew Green Conservation Area.

Rating Assessment

The property is listed as a Restaurant and Premises with a rateable value of £107,000.

Basis of Letting

The pub is being offered premium free, on a new 20-year full repairing and insuring lease. Open market rent reviews to take place every five years and the rent will be annually index linked, upwards each year.

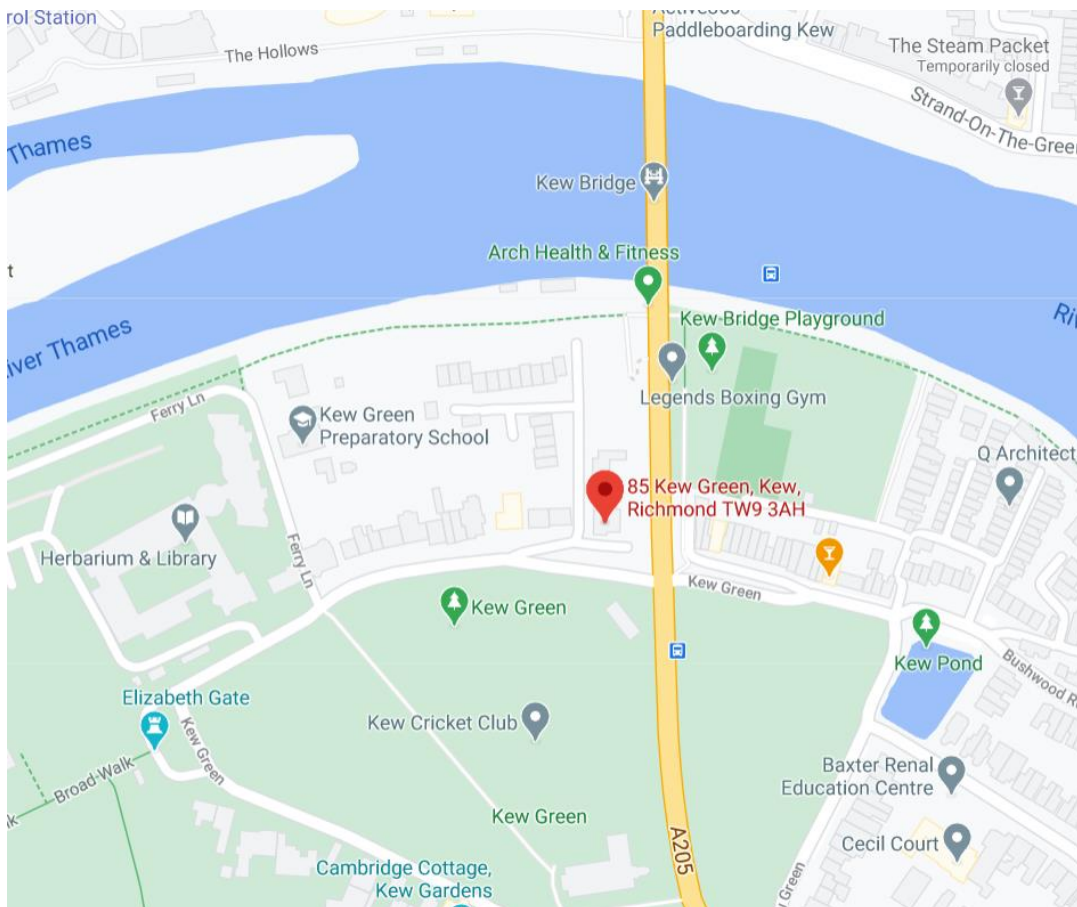
Viewings

For further information or to arrange a viewing, please contact David Gooderham on either Tel: 07973 198 575 or Email: David.Gooderham@agg.uk.com

EPC

A has been requested and will be available in due course.

Location Plan



Source: Google Maps . Not to scale - Provided for indicative purposes