

TO LET - PUB

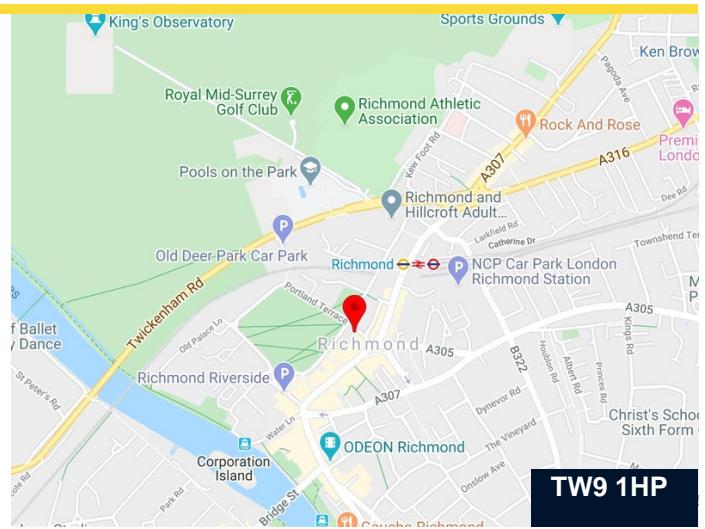
THE DUKE PUBLIC HOUSE

2 Duke Street, Richmond, TW9 1HP



Key Highlights

- New free of tie lease available
- Adjacent to nearby retail and leisure operators
- Public house located in Richmond
- Nearby Richmond train station
- Nil Premium



Description

Mid terraced public house constructed over part two and part three storeys above basement. The property has brick elevations, beneath a flat roof with parapet walls. A painted façade with fenestration is at the ground floor.

The ground floor comprises an open plan customer area with bar servery to the left hand side. The property is configured to fit approximately 54 covers with trade kitchen to the rear left and ladies, gents, and disabled customer W/Cs to the rear. The basement provides ancillary accommodation comprising beer cellar, manager's office, and dry storage. We understand the upper floors are utilised as staff accommodation.

Location

The subject property is located in the London Borough of Richmond, South West London. The property is located approximately (2 miles) east of Twickenham, (3.6 miles) north of Kingston upon Thames, and (9 miles) west of Central London.

Richmond National Rail station is located approximately (0.2 miles) to the north providing services to Central London (via London Waterloo station) in a journey time of approximately 20 minutes and Reading in the west in a journey time of approximately 70 minutes.

Accommodation

The accommodation comprises of the following approximate gross areas:

Name	Sq ft	Sq m
Ground	1,730	160.72
Basement	766	71.16
1st - Residential	-	-
2nd - Residential	-	-
Total	2,496	231.89

Planning

We understand the property currently benefits from Class A4 use, is not listed, however, it is situated within the Richmond Green Conservation Area.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

- Sunday to Thursday 10:00 to 23:00
- Friday 10:00 to 00:30
- Saturday 08:00 to 00:30

Energy Performance Certificate

An EPC is in the course of preparation.

Rating

The subject property is entered in the 2017 Rating List with a rateable value of £107,000. The national multiplier for England and Wales for 2020/2021 is £0.512. Please note that this rateable value includes no.3 Duke Street.

Fixtures and Fittings

The fixtures and fittings can be included within the letting by way of separate negotiation.

Viewings

For a formal viewing, by appointment with Savills.

Terms

Rental offers are invited for a new free of tie lease for the demised property. VAT will be applicable.



Contact

James Plaistow

+44 (0) 78 0799 9654

james.plaistow@savills.com

Daniel Mackernan

+44 (0) 7807 999 964

DMackernan@savills.com

James Grasby

+44 (0) 786 620 3540

james.grasby@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 28/07/2021

