

RIVERSIDE RESTAURANT - NEW LEASE FORMER STABLE, KEW BRIDGE



FORMER STABLE, 12, 8 KEW BRIDGE ROAD, BRENTFORD, TW8 0FJ

- River facing restaurant fitted out to a very high standard.
- Extensive outdoor trade area
- Kew Bridge Station to Waterloo approx. 30 mins
- Moments from the new Brentford Stadium (capacity 17,250)
- Significant new build development in the immediate vicinity

RENTAL OFFERS INVITED FOR A NEW LEASE – All terms to be agreed
(VAT to be payable in addition to the rent)

SUBJECT TO CONTRACT – Sole Letting Agents

LONL543

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Location

The property sits adjacent the north side of Kew Bridge, on the west side, facing the River Thames. Chiswick lies a short distance to the east, Kew to the south on the other side of the bridge and Brentford to the west. Kew Gardens, a World Heritage Site, is approximately 10 minutes' walk, via the Elizabeth Gate, off Kew Green. Kew Bridge train station is within a 100m or so, with the quickest trains to Waterloo taking 30 minutes, 23 minutes to Vauxhall (change to Victoria Underground Line). Gunnersbury Station, District Underground and overland services is approximately one kilometre to the north east. Brentford Stadium, home to Brentford F.C., newly promoted to the Premiership for this coming season and also where London Irish R.F.C. will play their home games, is within a few minutes' walk to the north.

A location plan is attached.

Description

Occupying part of the ground floor of a high quality St George's/Berkeley Group residential led development completed circa 2015/16, other commercial occupiers include Costa, a Fuller's managed pub and Sainsbury's. Enclosed herewith is a floorplan depicting the ground floor layout and the extent of the outdoor area (over 2,000 sq ft). The ground floor extends to approximately 2,000 sq ft with a mezzanine plant area of approximately 440 sq ft (accessed via a ceiling hatch and not inspected).

The property is comprehensively fitted out to a high standard, the former operator utilising approximately 90 to 100 internal covers and over 120 external seating places.



The approximate gross internal area is calculated to be: -

Ground Floor	2,000 sq ft
Mezzanine	440 sq ft
Total GIA	2,440sq ft
External Trade Area	2,120 sq ft

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to 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 is connected to all mains services.

Licensing

The property's Premises Licence permits the sale of alcohol on Monday to Saturday from 11:00am until 11:30pm and on Sunday from 11:00am until 10:30pm.

Planning

From informal enquires of the London Borough of Hounslow it has been established that the property is not listed, but does lie within the Kew Bridge Conservation Area.

Rating Assessment

The property is listed within the current Rating List as a Restaurant and Premises and has a Rateable Value of £40,000.

Basis of Letting

The property is to be let on a new, premium free lease, terms to be agreed. The occupation of the outdoor area will be under the terms of a corresponding licence and the incoming party will be required to 'de-badge' all "The Stable" branding.

Viewing and Further Information

The restaurant is closed and not trading at present. Interested parties are requested to undertake discreet external viewings in the first instance.

Each viewing slot shall be by prior appointment only.

For further information, please contact either David Gooderham or Charlie Craig on either tel. 020 7836 7826 or email. David.Gooderham@agg.uk.com / Charlie.Craig@agg.uk.com

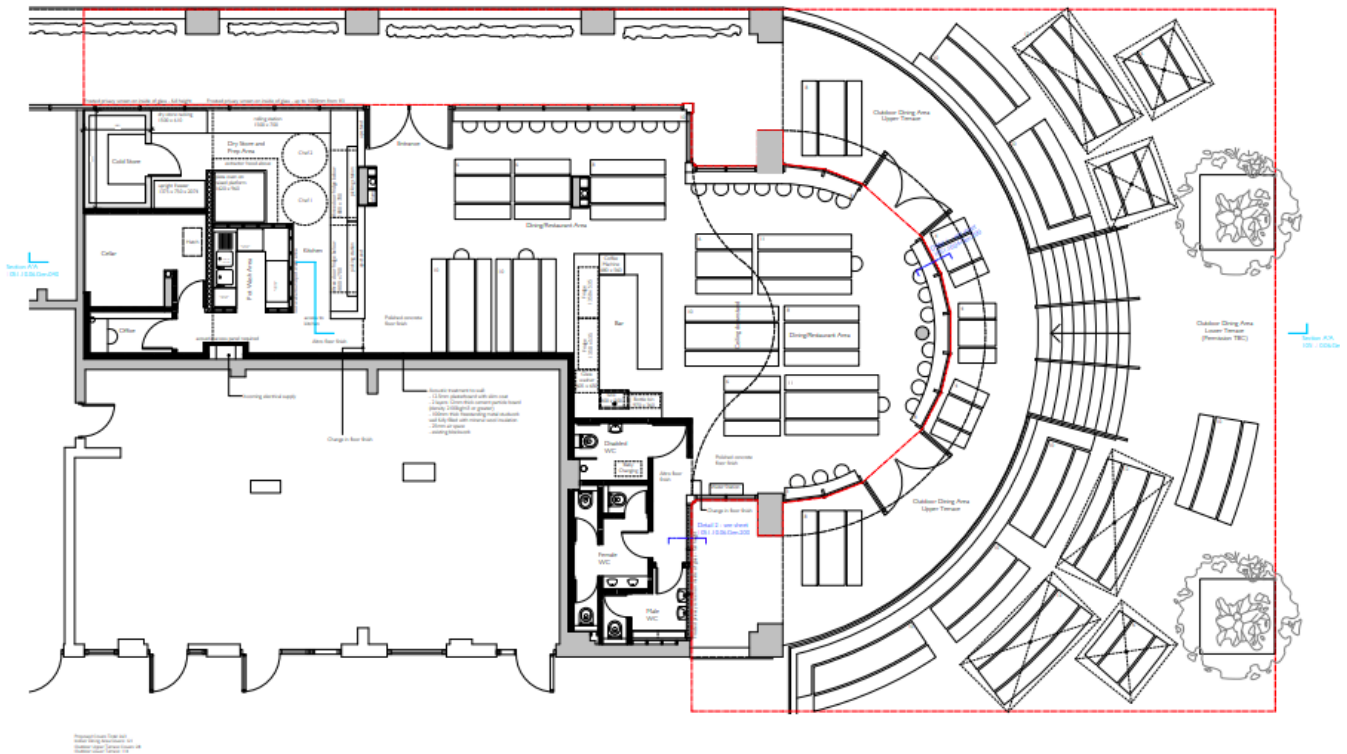
Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

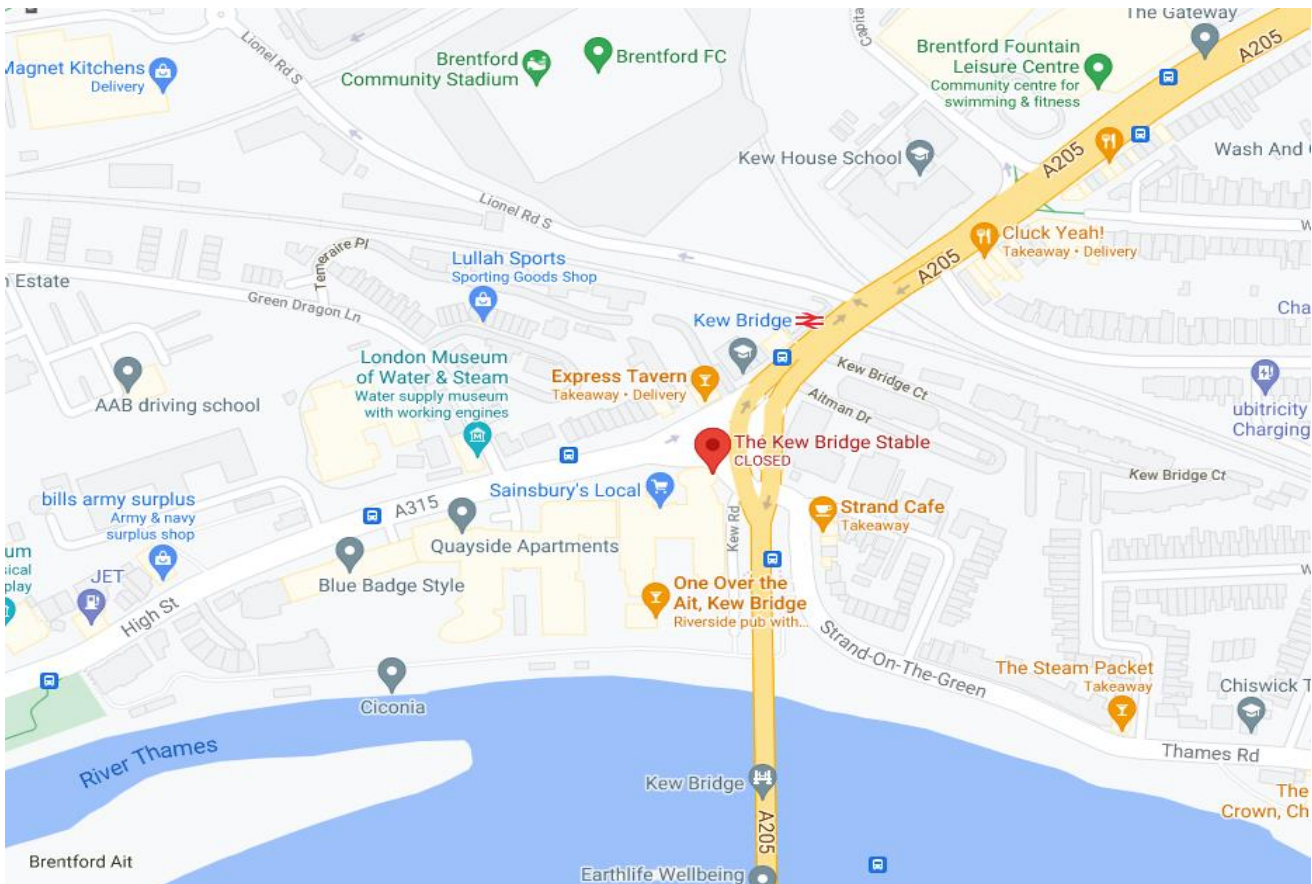
EPC

Full EPC available upon request

Floor Plan



Location Plan



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