

## FOR SALE/TO LET – HAM, RICHMOND



### THE HAM BREWERY TAP, 4-6 HAM STREET, HAM, RICHMOND, TW10 7HT

(Historic photo)

- Located circa 100 metres north of Ham Common
- Surrounded by predominately residential properties
- Sizable detached building with trade patio and single car garage
- Total site area approximately 500 sq m (5,380 sq ft)

**OFFERS INVITED** (plus VAT if applicable)

**SUBJECT TO CONTRACT**

LONL509

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## 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 north east, 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.

A location plan is attached.

## Description

The building is detached, built on two storeys beneath a pitched clay tile covered roof. There is a trade patio to the front and side of the pub with a single car garage to the rear.

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.

We have been advised that the upper parts are spacious and provide residential accommodation (not inspected).

Using the online Promap measuring system the building footprint and site area are calculated to be: -

<b>Building Footprint</b>	210 sq m (2,260 sq ft)
<b>Total Site Area</b>	500 sq m (5,380 sq ft)

NB: The areas set out 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.

## Planning

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 and nor does it lie within a conservation area.

## Licensing

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

## Rating Assessment

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

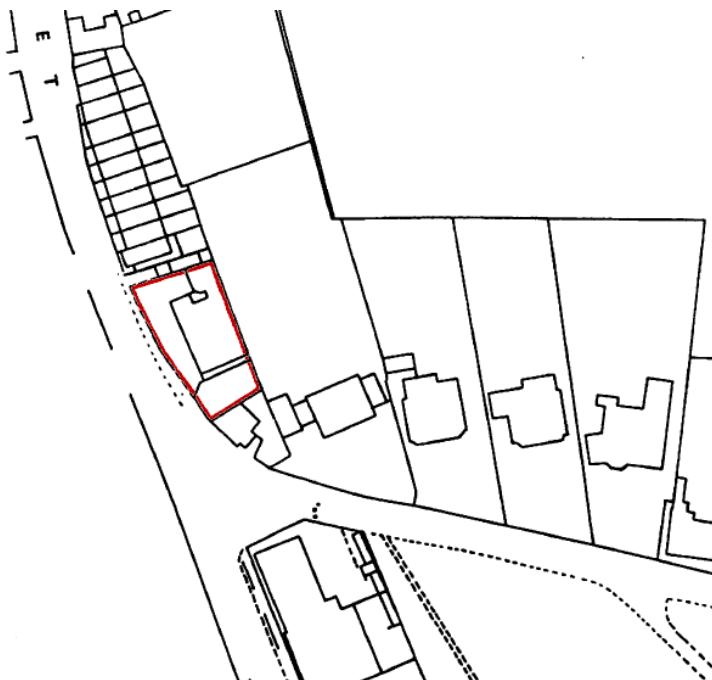
## New Lease

A new 15 year to 20-year lease is available, premium free, on modern commercial terms. The lease would be free of tie.

## Viewings & Further Information

Interested parties are requested to undertake their own investigations in the first instance. For further information please contact David Gooderham on either Tel: 07973 198575 or Email: [david.gooderham@agg.uk.com](mailto:david.gooderham@agg.uk.com)

## Site Plan



## EPC

### Energy Performance Certificate Non-Domestic Building

The Ham Brewery Tap  
4-6 Ham Street  
RICHMOND  
TW10 7HT

Certificate Reference Number:  
0380-0031-2590-0409-4006

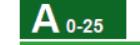
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



This is how energy efficient the building is.

Less energy efficient

#### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 235  
Building complexity (NOS level): 3

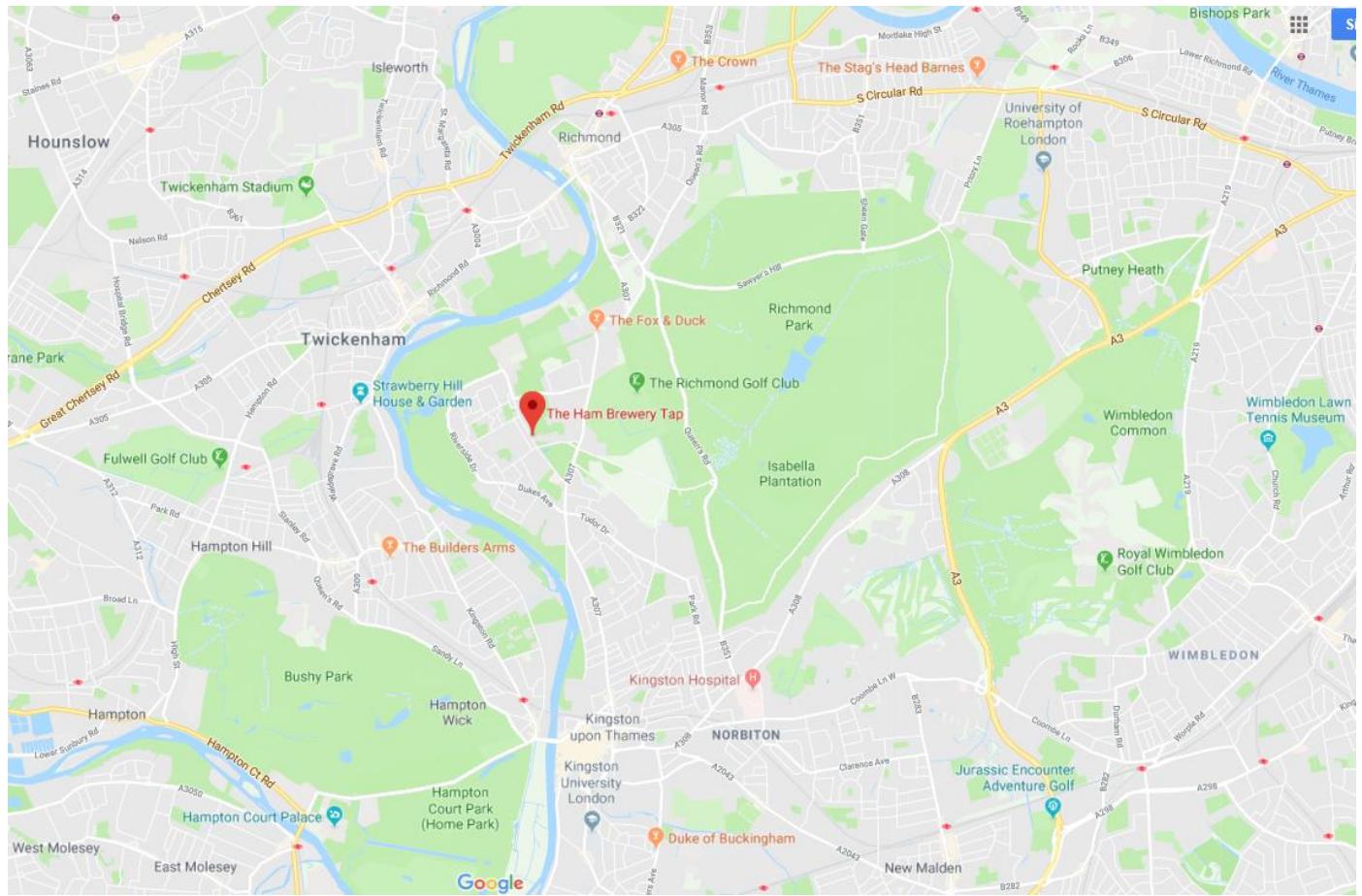
#### Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built  
66 If typical of the existing stock

Source: Land Registry. Not to scale - Provided for indicative purposes only.

## Location Plan



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