

TWICKENHAM GREEN BAR RESTAURANT



80-82 THE GREEN, TWICKENHAM TW2 5AG

- 100 cover bar restaurant Twickenham Green
- Double Shop front overlooking The Green
- 3,400 sq ft over ground and basement – partly fitted kitchen
- South facing alfresco dining to front
- 1:30am “bar” premises licence

TO LET ON NEW 15 YEAR LEASE

RENTAL OFFERS IN EXCESS OF £60,000 PER ANNUM

SUBJECT TO CONTRACT Joint sole letting agents with Sterling Shaw

LONL576

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Location

Situated on north side of the Green directly overlooking Twickenham Green, approximately half a mile to the north of Strawberry Hill railway station which provides regular services to London Waterloo. A number of restaurants, cafes and convenience stores nearby.

A location plan is below.

Description

Bar restaurant in mid terraced Victorian building, arranged over ground and basement with external seating to front and rear yard area for delivery access. Residential over but excluded.

The premises are closed and available for immediate occupation (subject to contract).

Accommodation (see floor plan below)

Ground Floor - Double shop front either side of entrance to flats above. Long trade area with light well to one side and side passage, both providing natural light. Disabled WC. Trade kitchen to rear with extraction and partially fitted with equipment. Rear access.

Basement - Customer toilets, beer cellar, office, store, plant room, emergency access / escape.

Floor Areas (not measured and therefore not to be relied upon. Deduced from the VOA website)

Ground (GIA)	2,600 sq ft
Basement (GIA)	800 sq ft
Total (GIA)	3,400 sq ft

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 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.

Tenure

A new 15-year lease is available seeking rental offers in excess of £60,000 per annum subject to rent reviews every 5 years and upwards only.

Licensing

“Open” (bar) licence to sell alcohol from 11:00 hrs to 01:30 hrs Friday and Saturday and 00-30 hrs Monday to Thursday. 23:30 hrs closure on Sunday.

Outside chairs and tables to be brought in one hour before licensing hours end.

Planning

From enquiry of London Borough of Richmond upon Thames we have been advised that the property is not listed but is situated within the Twickenham Green Conservation Area.

Rating Assessment

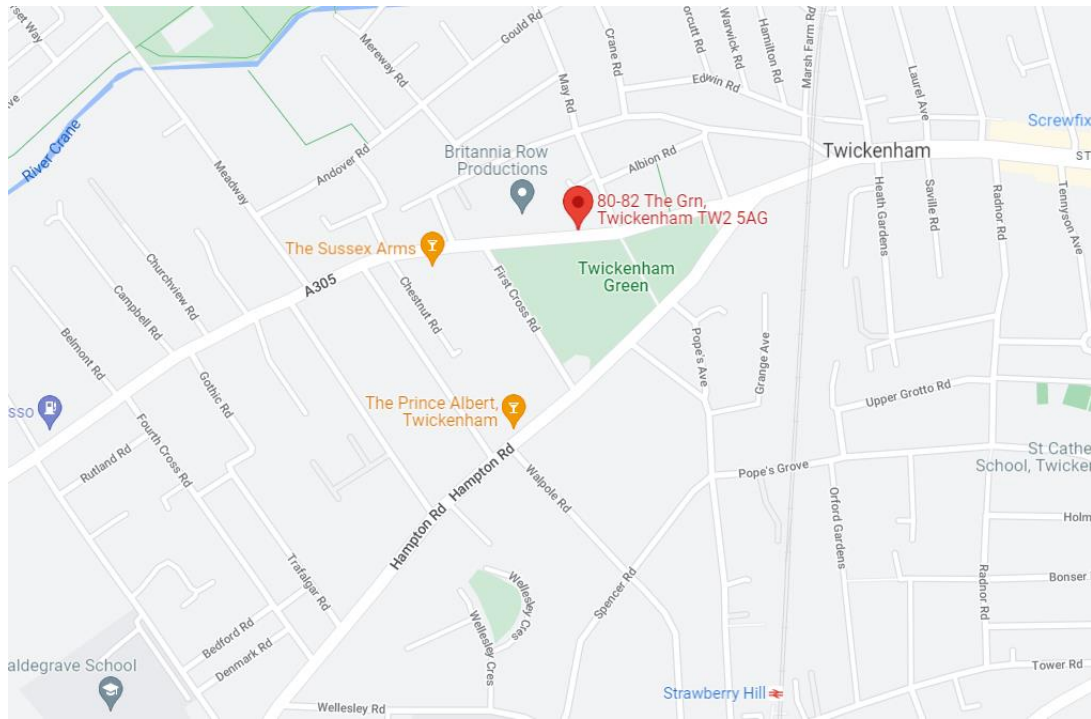
The property is listed as a restaurant and premises and has a rateable value of £49,750.

EPC

Available upon request.

Viewing

The business is closed. For further information and to arrange a viewing please contact;
Richard Negus on – Tel: 020 7836 7826 or Email: richard.negus@agg.uk.com



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

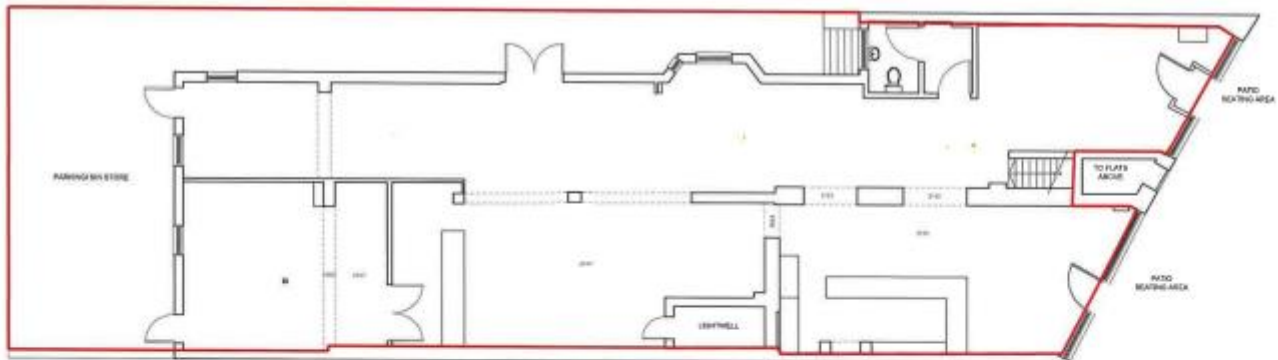
External Photo



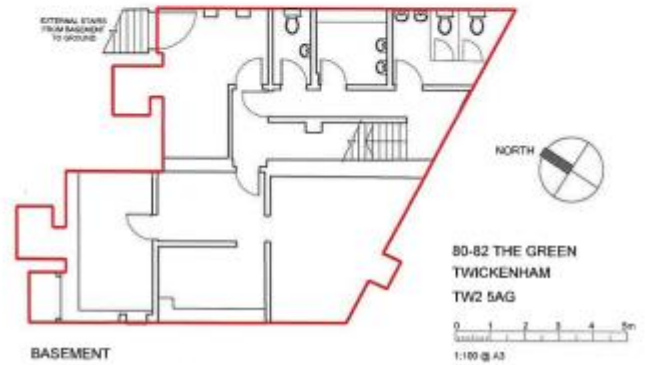
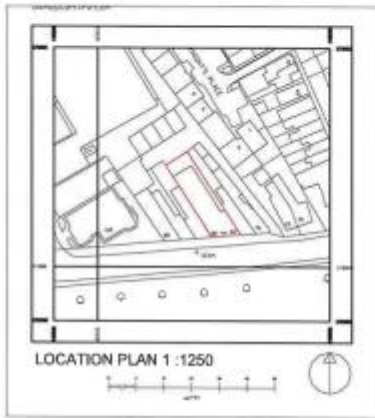
Internal Photos



Floor Plans



GROUND FLOOR



BASEMENT