

TEDDINGTON - FULLY FITTED RESTAURANT FOR SALE

**RIBS & BURGER, 4 BROAD STREET, TEDDINGTON TW11 8RF**

- 70 cover restaurant
- Outside trade courtyard
- Fully fitted and refurbished to high standard
- Lease 13 years unexpired – rent £45,000 per annum
- Flat / office accommodation above

**LEASEHOLD FOR SALE - £60,000 for the leasehold interest and trade contents
SUBJECT TO CONTRACT**

LONL598

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Location

Suburb in south-west London in the London borough of Richmond. Population 10,330 (2011 census) / 15,505 per 1 km. Teddington station served by South Western Railway provides access to London Waterloo.

Prominently situated on the western edge of the busy Broad Street alongside many local restaurants and national retailers.

Description

Attached property arranged over ground and two upper floors. Small trade yard off dining area providing circa 10 covers. Rear means of escape. Plant located on first floor flat roof. Mechanical extraction to rear roof top level.

Accommodation

Ground Floor

Front entrance leads to open plan trade area providing 67 covers, theatre trade kitchen with full mechanical extraction, dry and chilled storage to rear, with rear exit to refuse storage. Disabled WC.

The restaurant is fitted out to a high standard and all furniture and equipment will be included, save for "exclusions".

First Floor

Stairs leading to customer toilets and communal handwash area. Function room.

Second Room

Flat / office, store, Shower and WC.

FLOOR AREAS (not measured and deduced from VOA, hence for indicative purposes only)

Ground floor	1,800 sq ft
First floor	600 sq ft
Second floor	<u>400 sq ft</u>
Total	<u>2,800 sq ft</u>

Building footprint 2,130 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

Tenant – Golden Boys 88 Limited.

Term 20 years commencing 25th March 2016 at a passing rent of £45,000 per annum subject to reviews every 5 years.

User – restaurant on ground floor or such use within Class A3 of Town and Country Planning (Use Classes) Order 1987 (as amended). Flat on the first and second floors to be used as; residential use or offices or such other use as approved by the landlord (NTBUW).

Alienation – assignment of whole and underletting at market rent permitted.

Trade

Business is now closed.

Premises Licence

Licensed to sell alcohol between the hours of 11:00 to 00:00 Monday to Saturday and 12:00 to 23:30 on Sunday. Alcohol can only be sold to persons taking table meals, or for consumption as ancillary to a meal.

<https://www2.richmond.gov.uk/eLR/resource.aspx?filename=13111+v4+Ribs+and+Burgers.pdf>

Rating Assessment

Restaurant and premises - £36,500 with effect from April 2023.

Planning

Not listed or in a conservation area.

Landlord

Private

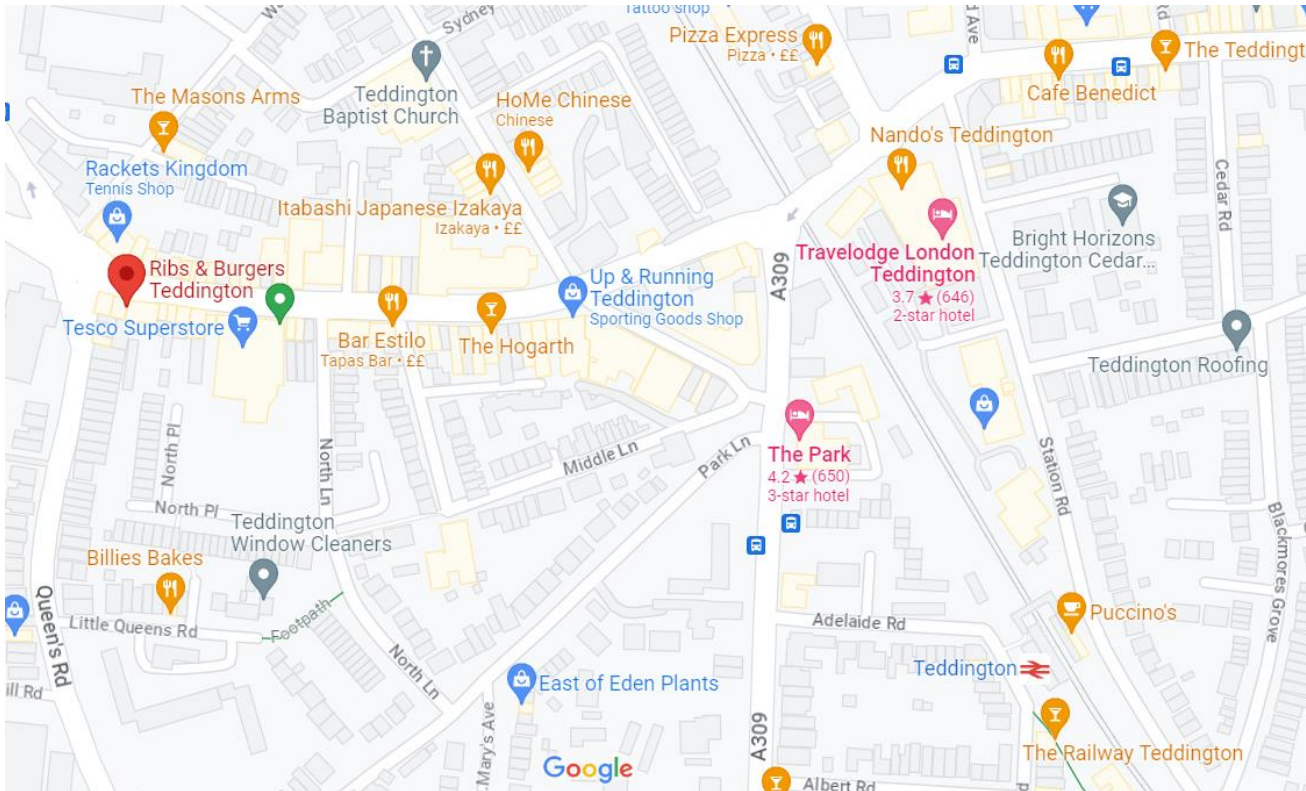
Exclusions

The brand name "Ribs & Burgers", electronic tills and computers, leased equipment (if any), stock and personal effects of the staff.

Viewing

For further information please contact Richard Negus Tel: 07850 642808 or email: richard.negus@agg.uk.com

Location



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

Internal Photos



