

## LEASEHOLD PUB FOR SALE, KEW GREEN



### THE GREYHOUND, 82 KEW GREEN, RICHMOND, TW9 3AP

- Situated within affluent residential area, fronting Kew Green
- Fully fitted trade kitchen, first floor dining room
- Extensive year-round trade patio to the rear with retractable roof and heaters
- Ancillary staff accommodation at second floor (not currently in use)
- New 20 year free-of-tie lease available at (subject to landlord's approval)
- Average weekly sales in excess of £20,000 (net of VAT), VAT returns available to named parties

#### PREMIUM OFFERS INVITED

SUBJECT TO CONTRACT sole selling agents

LONL626

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## Location

The pub fronts Kew Green, less than 100 metres to the east of Kew Bridge (A205 South Circular) and is surrounded by predominantly low-rise residential accommodation, mostly Victorian Period terraced housing. The River Thames lies circa 120 metres to the north. Royal Botanic Gardens is situated approximately 350 metres to the west.

The nearest train station is Kew Bridge (South Western Railway), is circa 450 metres to the north which provides frequent services into London Waterloo with a journey time of just under 30 minutes.

[Link to Street View - The Greyhound, Kew Green](#)

## Description

A prominent, attractive mid-terraced building of "Tudor Style", constructed over three storeys above part basement, beneath a pitched clay tiled covered roof. There is a small external seating area to the front in addition to a sizable trade patio with covered retractable roof with patio heaters which enables year-round use of the patio. The configuration of the accommodation is as follows:-

**Ground Floor:** Decorated in a traditional style, largely open plan fitted with a single "L" shape bar and timber flooring. A mixture of high and low seating. There is a fully fitted commercial kitchen to the rear of the ground floor and a set of male and female customer wc's

**Basement:** Provides a cold beer store and various general ancillary storage areas.

**First floor:** Additional restaurant trading area providing circa 58 covers, benefiting from attractive views overlooking Kew Green.

**Second floor:** Ancillary accommodation comprising two rooms, an office, wc and bathroom.

## Services

We are advised that the property is connected to all mains services.

## Licensing

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

## Rating Assessment

The property listed within the current Rating List as a Public House and Premises and has a Rateable Value of £69,300 with effect from 1<sup>st</sup> April 2023.

## Tenure

The property is currently subject to a brewery tied lease, the rent passing is £90,000 per annum with the lease tied for all draught beers and bottled beers only. The landlord will consider granting a new, 20 year free-of-tie lease at a rent in the region of £130,000 per annum (subject to contract and landlord board approval).

## Basis of Sale

Unconditional offers are invited for the leasehold interest.

## Viewing & Further Information

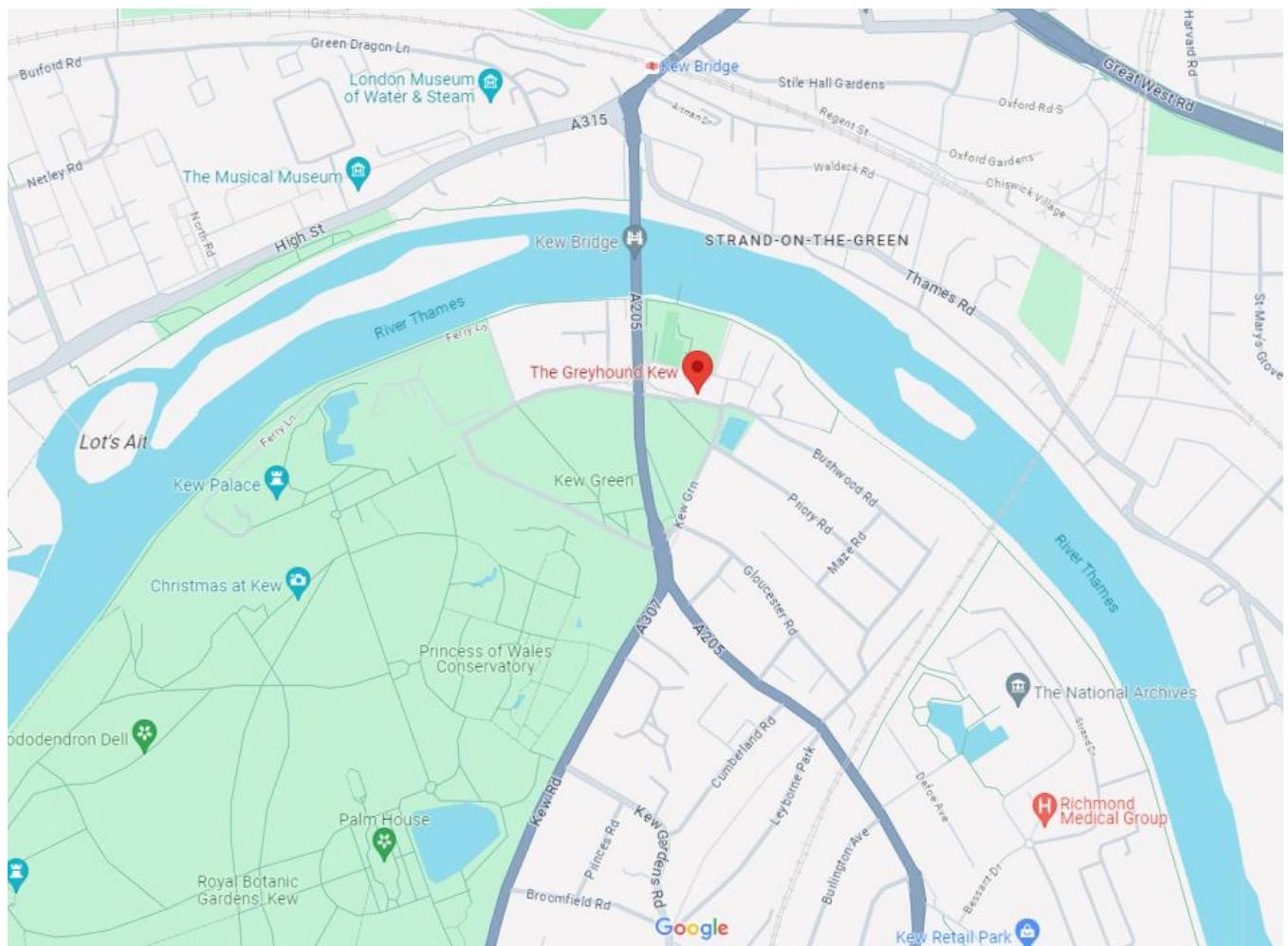
The business is currently open and trading, all interested parties are encouraged to undertake a discreet customer visit in the first instance. For further information and to arrange a viewing please contact Panayiotis Themistocli on either tel: 07973 856 232 or email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

**NB:- On no account should the staff, management or customers be approached in regarding this sale.**

## EPC

The property has an EPC rating of C – 66. [Link to EPC](#)

## Location Plan



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

## Photographs



Ground floor trading area



Rear patio with retractable roof



First floor dining room



Ground floor trade kitchen



View over Kew Green from first floor dining room