

RIVER FACING RESTAURANT AND TERRACE – NEW LEASE



Unit 12, 8 KEW BRIDGE ROAD, BRENTFORD, TW8 0FJ

- River facing restaurant partially fitted out.
- Extensive outdoor trade area
- Kew Bridge Station to Waterloo approx. 30 mins
- Moments from the Gtech 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 – Joint Sole Letting Agents with Whitman & co.

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. The Gtech Stadium, home to Brentford F.C., 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 the extent of the outdoor area (over 2,000 sq ft). The ground floor extends to approximately 1,880 sq ft with a mezzanine plant area of approximately 440 sq ft (accessed via a ceiling hatch and not inspected).

The property is partially fitted out to a good standard, for example customer W.C's, HVAC plant, etc. (no warranties are given as to working order).



The approximate gross internal/external areas are calculated to be: -

Ground Floor	1,880 sq ft
Mezzanine	440 sq ft
Total GIA	2,330 sq ft
External Trade Area	2,120 sq ft

NB: The above measurements are approximate and 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 except gas.

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 £53,000.

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 to occupy.

Viewing and Further Information

The restaurant is closed and not trading at present. Interested parties are encouraged to undertake discreet external viewings in the first instance. Internal inspection by prior appointment only.

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

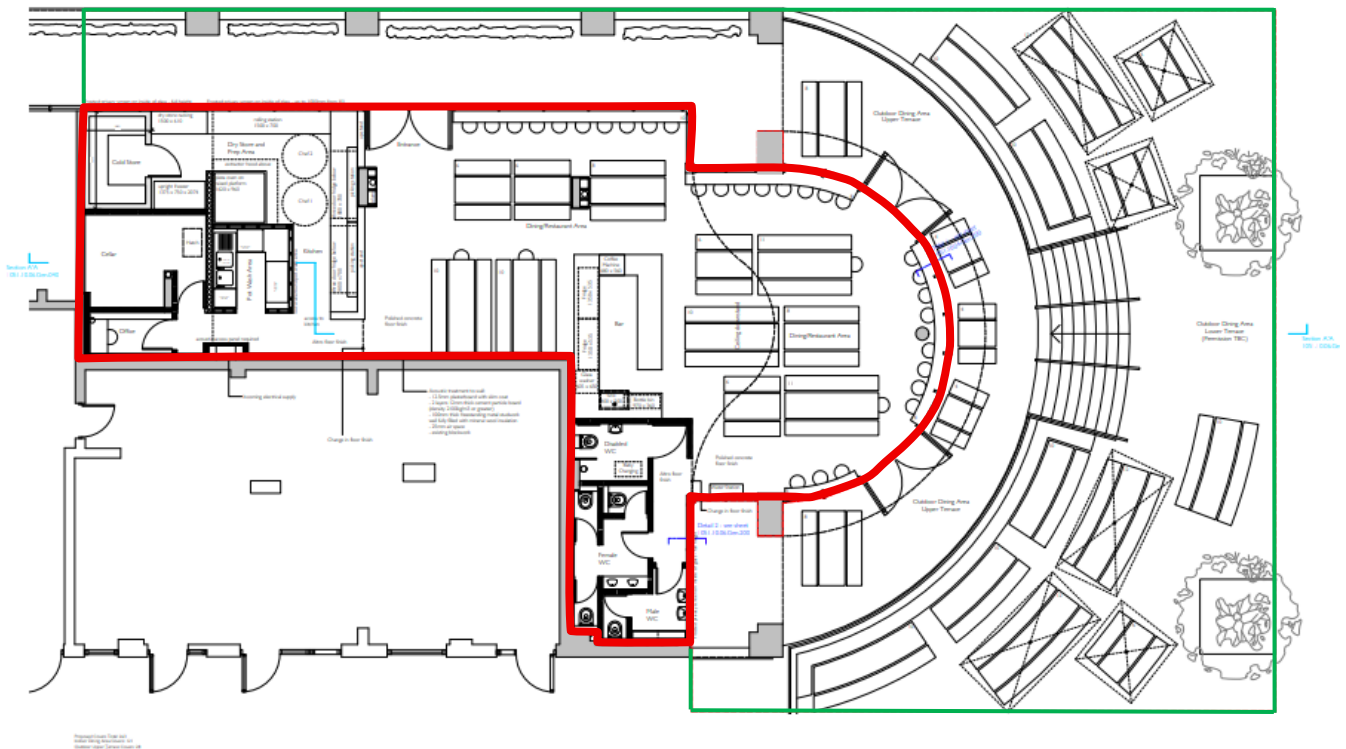
Money Laundering

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.

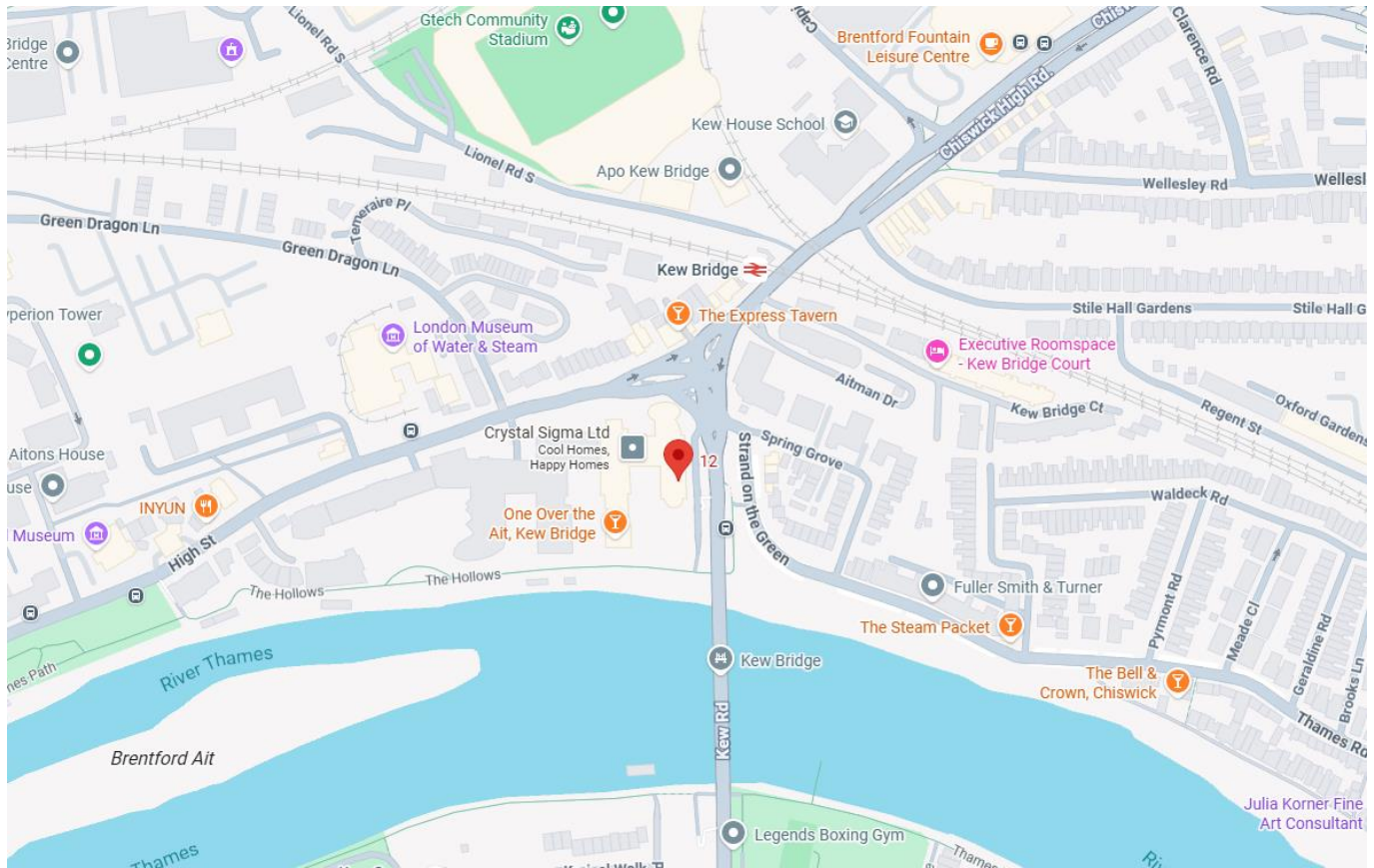
EPC

Full EPC is available upon request

Floor Plan – The below shows the historic fitout/furniture configuration, some parts of the fitout have since been altered or removed and no furniture is included. This is not the demise plan and is provided for indicative purposes only.



Location Plan



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