



The Greyhound

Ref: 2457386

82 Kew Green, Richmond-Upon-Thames, TW9 3AP

Leasehold: Offers in excess of £100,000, Annual Rent: £90,000

4 years remaining on 30 year renewable lease

Ground floor bar and fully fitted kitchen

1st floor dining room for 60 covers

Courtyard with retractable roof for 70 covers

2 bedroom domestic accommodation

284 sqm - Energy Rating C



The pub is situated on Kew Green, just under 100 metres east of Kew Bridge (A205 South Circular). It is surrounded by mostly low-rise residential buildings, primarily Victorian terraced houses. About 120 metres to the north is the River Thames, and Royal Botanic Gardens is around 350 metres to the west. The nearest train station, Kew Bridge (South Western Railway), is roughly 450 metres to the north and offers frequent services to London Waterloo, with a journey time of just under 30 minutes.

Description

This charming mid-terraced building features "Tudor Style" architecture, spanning three storeys plus a partial basement under a pitched, clay-tiled roof. At the front, there's a small outdoor seating area, while a larger trade patio at the back boasts a retractable roof and patio heaters for year-round enjoyment.

The business is currently food led, with the first floor restaurant, overlooking Kew Green, and the covered and heated courtyard providing an attractive setting for diners. The business also accommodates a local drinks following in the bar area, particularly on match days due to the close proximity of the Brentford Football Clubs Gtech Community Stadium.

The Opportunity

This is an excellent opportunity to acquire the lease of a historical and traditional public house overlooking Kew Green. It would best suit operators or a small managed company with the hospitality and kitchen skills to maintain a strong retail offering, able of attracting both local affluent consumers and destination trade from visitors to the area. Experience operating pubs and/or restaurants is critical and will be a requirement of the landlord for them to approve and assignment.



Tenancy

This is an opportunity to acquire a 30 year lease, tied for beers and bottles only, from Stonegate Pub Company expiring in September 2028 at a passing rent of £90,000 pa, subject to five year reviews. The lease is inside the 1954 Landlord and Tenant Act. The landlord will require a 3-6 month deposit and personal guarantees.

Ground Floor

This traditional pub features an open-plan layout with bar, inglenook fireplace, timber flooring and a mix of high and low seating. At the rear of the ground floor, there's a fully equipped commercial kitchen, along with male and female restrooms for customers.

Other Floors

The first floor restaurant hosts 58 covers, a feature fireplace and displays lovely views over Kew Green.

The basement includes a cold beer store and various general storage areas for ancillary purposes.

The second floor hosts domestic accommodation consisting of two rooms, an office, a WC and a bathroom.

Trading Information

Trading information provided shows that as of 31/10/2023, the business generated an annual turnover of just over £900k net of VAT. Full Trading Profit and Loss Accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

Fixtures & Fittings

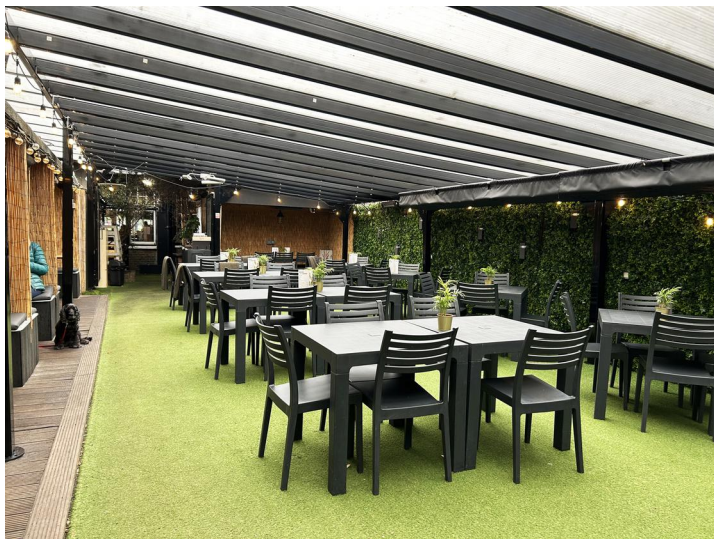
Trade fixtures and fittings in the property are included in the sale.

Staff

The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations. Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the property and business, and also the registrations, licences, permits and certificates required to trade.

Business Rates

The VOA lists the property with a rateable value of £69,300 from April 2023. The local authority is Richmond-Upon-Thames.



Trading Hours

The opening hours of the premises are as follows:

Monday to Saturday - 11am to 11pm
Sunday - 12pm to 9pm

Licensable activities authorised by the licence - recorded music, late night refreshment and supply of alcohol.

Licensed opening hours:

Monday to Saturday – 11:00am to 12:00am
Sunday – 12:00pm to 11:30pm



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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