

Chez Lindsay

Ref: 4267791

11 Hill Rise, Richmond, TW10 6UQ

Leasehold: OIRO £120,000, Annual Rent: £44,000

Authentic French food and Thames views
Basement, ground & 1st floor premises
Restaurant (48) plus function room (40)
"lock up" lease, 11 years remaining
Circa 1,000 sq.ft gross internal area
Grade II Listed Property

CHRISTIE & CO

christie.com

Chez Lindsay is located on the banks of the Thames in the affluent London suburb, Richmond Upon Thames. The restaurant is ideally located on Hill Rise, just off Richmond bridge, with views of the river from the rear of the restaurant. London's largest royal park, Richmond park is a short walk up the hill and the busy high street is a stones throw away.

Richmond is a prosperous residential district upon the River Thames. George street has a fantastic range of shops, pubs and restaurants servicing local residents and visitors. The Royal Botanical Gardens in Kew and Twickenham rugby stadium are located nearby and attract many tourists to the area.

Richmond station is an 8 minute walk from Chez Lindsay and has direct lines to London on both National Rail and District Line train services. The nearest NCP car park is 5 minutes away on Paradise Road.

Description

Established in 1988, Chez Lindsay is a popular, independent restaurant offering authentic French food from Brittany. The restaurant is open all day, every day from 12pm through to to close at 10pm. The business attracts businesses and residents who appreciate great dependable food, personal service, and the intimacy of a characterful premises.

The popular first floor function room attracts a range of new and repeat business from corporate and private parties, lunches and dinners throughout the year with its quaint features and views of the River Thames.



Internal Details

Ground floor Bar and main restaurant (48 covers)
First-floor function room (40 covers)
First floor trade kitchen with dumb waiter
Ladies and gents WC's
Basement storage



Fixtures & Fittings

We are advised that all trade fixtures and fittings in the property are included in the sale.

Tenure

The property is held on a full repairing and insuring lease for a term of 15 years commencing 1st March 2018. The current rent is £44,000 per annum which is due for review in March 2023 and 5 yearly thereafter.

Trading Information

Trading information provided to us show that pre and post pandemic, the business generated an annual turnover of circa £700k net of VAT. The business trades consistently through the seasons with peaks during England rugby games and the Christmas period.



The Opportunity

The owner is seeking an experienced operator with the ability to continue a fantastic retail offering and provide exceptional hospitality. While the property has the turnover potential capable of operating under a branded chain, it would ideally suit independent operators with a strong understanding of the local area. The restaurant has had a large local following for 34 years, and is much loved as a neighbourhood restaurant, as it is by local businesses who enjoy the relaxed environment.

Staff

The owners currently operate the business with the assistance of 8 full time and 2 part time staff as and when required.

Trading Hours

There is a class E premises license in place for recorded music, late night refreshments and the supply of alcohol, with licensing hours being -

- 11am - 12am Monday to Saturday
- 11am - 11:30pm Sunday

A copy of the license will be made available for applicants to view.

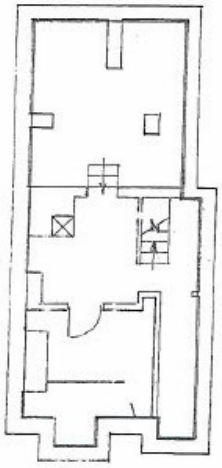
Business Rates

The current rateable value is £26,500 as of 2023. The local authority is Richmond Upon Thames.

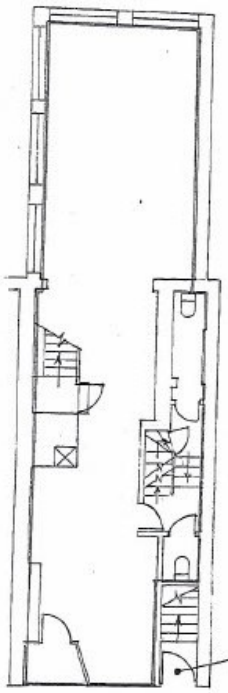




SITE LOCATION PLAN @ 1:1250
SITE IN SOLID BLACK



BASEMENT PLAN (1:100)

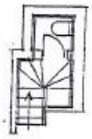


PUBLIC FOOTPATH TO HILL RISE

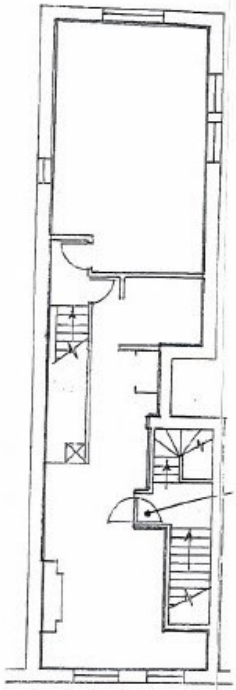
GROUND FLOOR PLAN (1:100)



NORTH POINT



MEZZANINE PLAN
(1:100)



FIRST FLOOR PLAN (1:100)

SITE: 11 HILL RISE RICHMOND TW10 6UQ	
DWG. TITLE: LEASE PLAN TO BASEMENT GROUND & FIRST FLOORS	
SCALE: 1:100 & 1:1250 @ A3	
DWG. NO. 1018 / AS / 01	**REV:**

PDS PLANNING
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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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E:david.wilson@christie.com
London

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