

## Substantial Riverside Pub with beer garden & car park - \*NIL premium\* Hampton, Middlesex



### The Bell, 8 Thames Street, Hampton, Middlesex, TW12 2EA

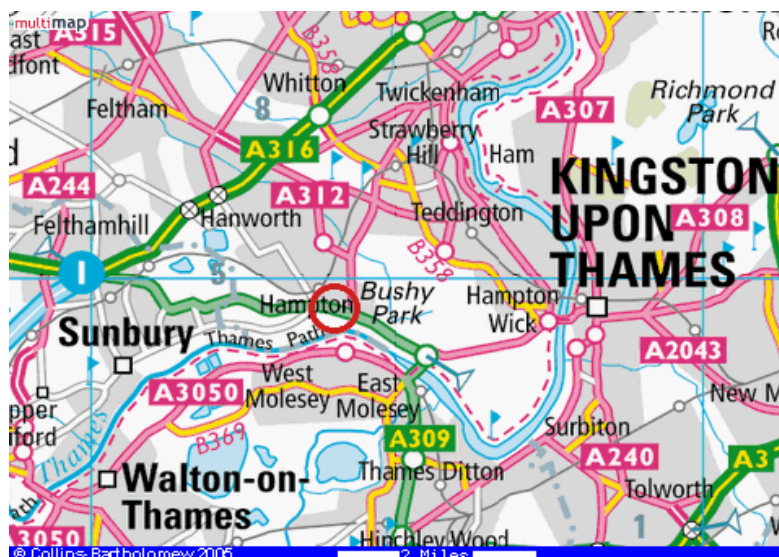
#### Main Points

- Detached leasehold public house overlooking River Thames
- Located on main route from M3 to South West London/Surrey
- Hampton Court (1.4 miles) and Kempton Park Racecourse (2 miles)
- Trading over ground floor & first floor function room c.2,245 sq ft
- Beer garden and car park (30)
- Gross weekly sales in region of £11,000 - £12,000 per week with 60/40 wet-lead

#### Location

The Bell is located on the main A308 which passes through Kingston-Upon-Thames (3.5 miles) and the historic Hampton Court (1.4 miles) to Junction 1 of the M3 (2.5 miles) overlooking the Thames. The immediate area comprises a mix of office buildings with residential housing surrounding. On the riverside opposite is the Hampton Ferry crossing and Sailing Club as well as a local boat yard and day-boat hire businesses which are busy during the on-season. The business is located in an area administered by the London Borough of Richmond-Upon-Thames.

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## Description

**GROUND FLOOR-** Open plan trading area comprising dining space to the front with sofas and table seating in the mid section and to the rear. There is seating for approximately 90 throughout. Also includes bar servery, trade kitchen, ladies and gents WCs, access to car park (30) and beer garden (40). **FIRST FLOOR -** Accessed by both public and private stairwell and comprises function room with bottle bar, dumb waiter and WCs. The function room has views of the river and access to the balcony. **SECOND FLOOR -** Three-bedrooms, reception/kitchen and bathroom.

Approximate Gross Internal Trading Areas:	Ground floor	1,600 sq ft / 149 sq m
	First floor function room	645 sq ft / 60 sq m
	<b>Total</b>	<b>2,245 sq ft / 209sq m</b>

## The Property

A detached three-storey brick built property under a pitched tiled roof with single storey pitched and flat roof extensions to the rear. The building has a first floor balcony running the length of the façade. Car park and garden to the rear.

## The Business

In the last 12 months The Bell has been re-styled mixing the qualities of a traditional pub with a relaxed dining experience. Trade is 60/40 wet-led with wines and ales being popular. The clientele is varied with local businesses driving weekday lunchtime trade and residents, passing trade and tourists at other times. Our clients believe there is genuine scope to grow the function room trade and increase the businesses profile across the board.

## Trading Information

We are advised that gross weekly trade is in the region of £11,000 - £12,000 per week. Further information is available to seriously interested parties.

## Trading Hours

The premises licence permits the following hours for the sale of alcohol on the ground floor (first floor in brackets):  
Monday to Saturday 11.00 – 23.00 (11.00 – 00.00) and Sunday 12.00 – 22.30 (12.00 – 23.30)

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## Fixtures & Fittings

All fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation and any personal items).

## Licence

We understand the property has a Premises Licence granted by the relevant local authority. Prospective purchasers are advised to take specialist advice.

## Tenure

We are advised by our client that the premises are held on the remainder of a Punch lease with around 10 years remaining at a passing rent of £62,000 per annum. The next rent review is in 5 years. The lease is tied to draft and bottled beers, ciders and ales with one guest ale provision. The 2005 Rateable Value is £50,000.

## Price

No premium is being sought for the benefit of the lease, goodwill and fixtures and fittings (excluding stock at valuation). Please note however that the purchasers will be required to deposit a bond to cover the dilapidation repairs, which have been valued at £50,000. This will be returned once the purchaser has carried out the necessary repairs (the cost of which may be substantially less than the figure quoted. We advise purchasers seek an independent valuation).

## Planning

We understand the business benefits from Class A4 Use. We are advised that outline permission has been granted for the internal staircase works – further approvals are required (additional information and advice can be provided).

## Legal Cost

Each party are to bear their own legal costs incurred in this transaction.

## VAT

All rent and prices quoted may be subject to Value Added Tax provisions.

## Possession

Possession is available upon completion of all legal formalities.

## Confidentiality

Staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

## Viewing

Through the vendors sole agents;

Davis Coffe Lyons

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