

PUBLIC HOUSE WITH BEER GARDEN, ROOMS AND SUBSTANTIAL TRADE KITCHEN LONDON, W6



- Neighbourhood location between Chiswick, Turnham Green and Shepherd's Bush
- Prominent roadside building with spacious ground floor bar (100+) and first floor function room
- Enclosed beer garden to rear (40) and large trade kitchen on first floor
- 4-bedroom accommodation and midnight licence 7-days a week

Leasehold Premium £85,000

DUCHESS OF CAMBRIDGE, 320 GOLDHAWK ROAD, LONDON, W6 0XF



Location

The venue is located at the junction of Goldhawk Road and Stamford Brook Road approximately 450 metres north of Stamford Brook underground and the busy Chiswick High Road and 950 metres east of Turnham Green underground. The immediate area is predominantly good quality residential with some local business and retail. The amenities of Ravenscourt Park are within walking distance. The local authority is the London Borough of Hammersmith & Fulham.

For Google Streetview [click here](#)

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Property

A semi-detached three storey property of brick construction under a pitched tiled roof with two-storey pitched tiled and single storey flat roof extension to the rear.

Description

Ground floor: Comprising two distinct trade areas with prominent bar servery and customer WCs (243sqm/2,615sqft) leading to enclosed walled beer garden.

First floor: Function room (56sqm/602sqft) is accessed via internal stairwell with direct access to street level. Ancillary space includes customer WCs. Extensive trade kitchen (65sqm/700sqft) with fire escape to garden.

Second floor accommodation includes 4-bedrooms. Full height basement provides ample cold room and storage space. Measurements are approximate.

The Business

The Duchess of Cambridge is a wet-led venue specialising in ales and craft lagers alongside good quality pub food and has been run by our client's management team since July 2011. Food totals around 40% of sales. We are advised that net weekly sales average £8,000.

Licensing

There is a premises licence in place that permits the sale of alcohol Monday to Sunday 10:00-00:00.

Fixtures & Fittings

The inclusion of certain fixtures and fittings is to be negotiated. Price excludes stock at valuation.

Tenure

Premises are held on a 10 year Enterprise Inns PLC FRI fully tied lease from 02/03/2012 at a passing rent of £54,000pax. Our client pays an additional annual fee of £24,000pax for tie release on all beverages except FABs, draft lager and Guinness. The lease will revert to full tie on assignment with release fees available on all lines except draft beer and cider. Next rent review in 2017. The 2014 Rateable Value is £42,500. Annual service charges and repair and maintenance fund contributions apply. Volume discounts available.

Premium

£85,000.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely 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

Via sole agents Davis Coffe Lyons. Please contact:

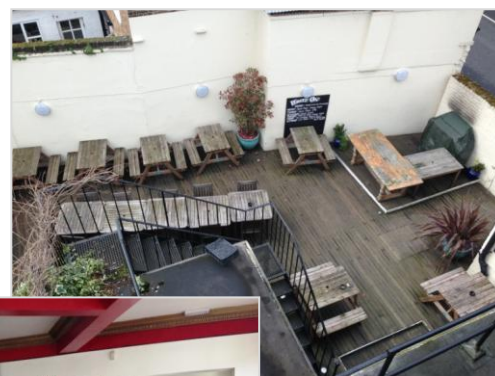
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Energy Performance Certificate

Full copy available upon request



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