

81 HIGH STREET,
HAMPTON WICK, KT1 4DG

A1 FULLY FITTED CAFÉ OPPOSITE TRAIN
STATION AND BUS STOP



Jubilee House
Jubilee Close
Hampton Wick
Surrey
KT1 4DG

T 020 8977 6885

BUSINESS FOR SALE BY WAY OF LEASE ASSIGNMENT



A1 CAFE	Fenced off outside seating and basement storage
444 SQ Ft (41.3 SQ M) APPROX PREMIUM APPLICABLE	LEASE TO BE ASSIGNED GOOD CONDITION AND SPECIFICATION

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LOCATION

The property is located in a prominent position on The High Street in Hampton Wick, just west of the River Thames and approximately 350 meters from Kingston Bridge. The property benefits from good footfall throughout the day and Hampton Wick Train Station is located directly opposite. The High Street is made up of a variety of restaurants, pubs and independent specialist retailers serving the local affluent community.

DESCRIPTION

This A1 premise is currently trading as a café and is fitted to a good standard throughout. Internally it is arranged for seating to the front with open kitchen, WC and stores to the rear. There is accommodation for over a dozen covers with year-round seating outside to front. A spacious basement can be upgraded to provide storage or further services or separate business. The property also benefits from a small back garden.

ACCOMMODATION

Premises are spread across three sections from the front service area to kitchen and separate utility room and toilet to the back. A door on the left side provides potential for splitting off the property for separate use. The garden patio to the front is panelled off from the pavement and is popular all year round. See rough floorplans below.

BUSINESS RATES

The property benefits has a zero rateable business value.

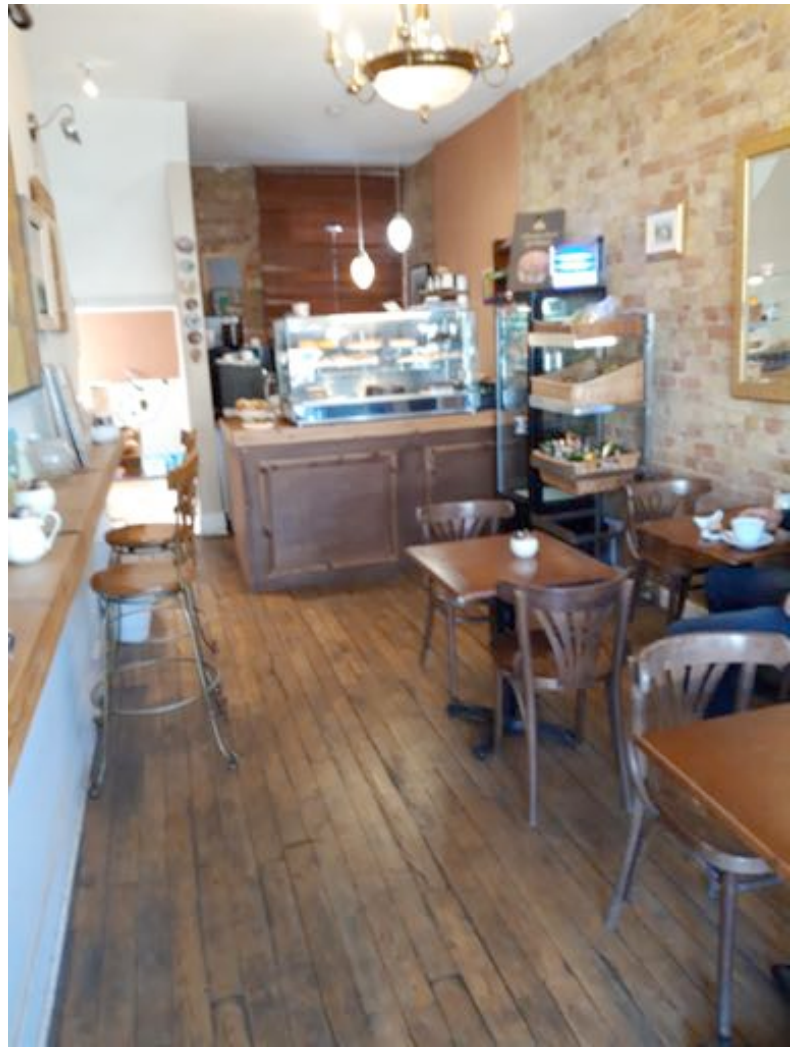
LEASE AND PRICE

The business is available by way of a lease assignment with five years remaining and renewable subject to good tenancy. Annual rental on application. A suitable rent deposit will be required by the landlord subject to references.

PREMIUM

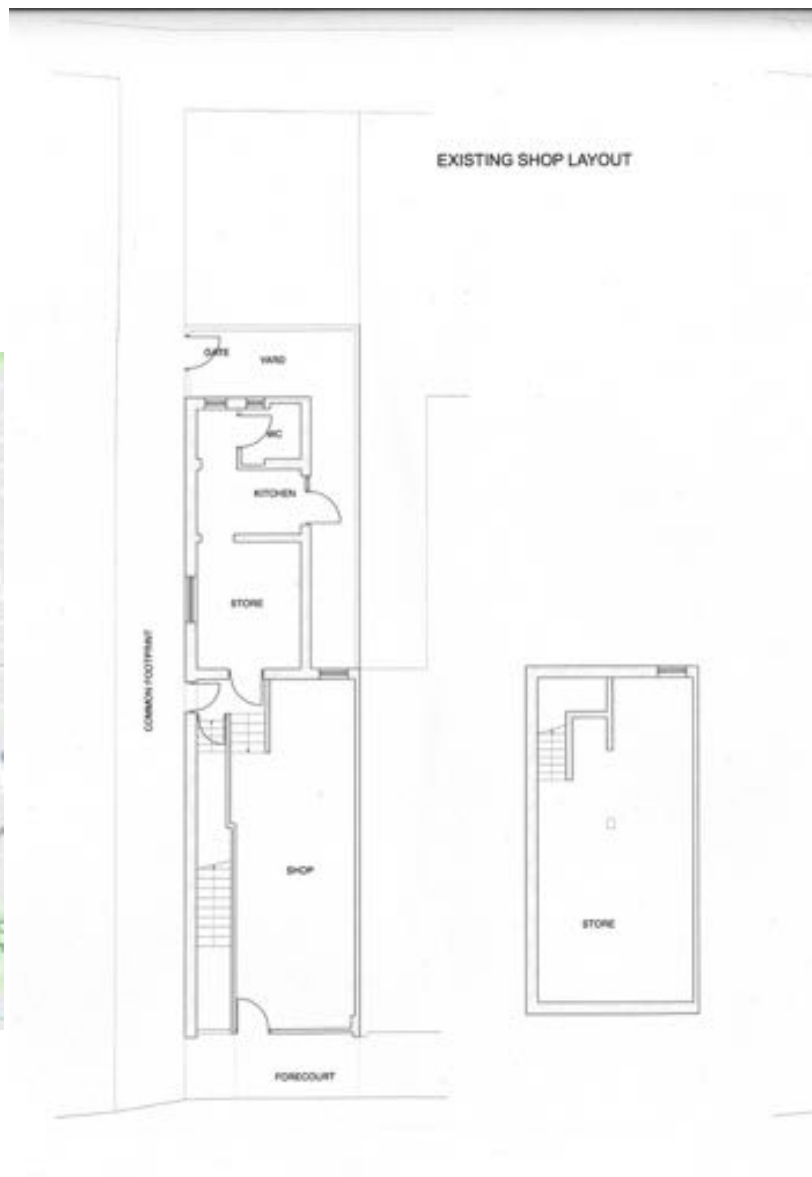
A premium will be applied depending on requirements for existing fixtures and fittings.

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INDICATIVE FLOORPLAN:

FRONT SHOP: 279 sq ft (25.9 sq m)
REAR STOE 95 sq ft (8.9 sq m)
KITCHEN 70 sq ft (6.5 sq m)
BASEMENT STORAGE 362 sq ft (33.6 sq m)
BASEMENT HEIGHT 1.89m
FRONT FORECOURT 97 sq ft (9 sq m)



FURTHER INFORMATION

Viewing strictly by prior appointment with Levene Commercial

Hugo Fay
020 8977 6885
Hugo@levene-commercial.com



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