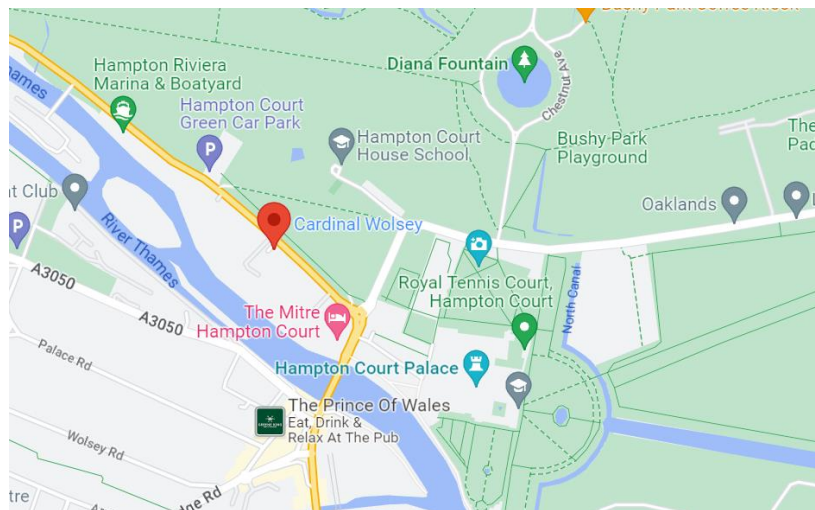




Cardinal Wolsey, Hampton Court Road, Surrey KT8 9BW

Summary

- New Lease Available
- Ground Floor and Basement Only or
- Whole Building
- Sui Generis Use
- Affluent Area



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
0207 299 0740
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Rent – Whole Building : £70,000 per annum
Ground Floor and Basement Only: £40,000 per annum

Location

The property is situated in a prominent location close to the River Thames and Hampton Court Bridge. The property is situated opposite Bushy Park. The property is located just 0.3 miles from Hampton Court Palace, a popular tourist destination.

The property has the benefit of good transport links with Hampton Court mainline railway station is situated approximately 400 metres away. The property is also located on the A308.

For a better understanding of the location please review [Google Street View](#)

Description

The premises comprises the ground floor and of a two storey building under a pitched slate roof. The ground floor contains a spacious trade area. Bar servery, customer WCs, and kitchen to rear. There is a basement cellarge and storage.

The first and second floor are formed of 12 rooms.

Tenure

The property is available by way of a new 10-15 year free of tie lease, on terms to be agreed.

Rent

£70,000 per annum for the whole building

£40,000 per annum for the ground floor and basement only.

Licensing

Each party is required to apply for a new Premises Licence.

Planning

The property is locally listed and lies within the Hampton Court Green Conservation Area.

Fixtures & Fittings

All fixtures and fittings that are located at the property will remain.

Rateable Value

Has yet to be accessed. Please contact the VOA for further information.

EPC

An EPC has been commission and can be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.