

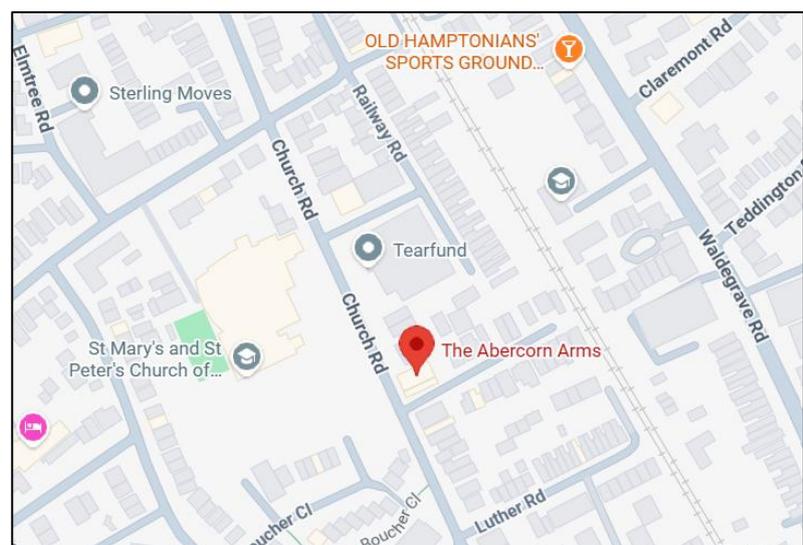


Abercorn Arms, 76 Church Road, Teddington TW11 8EY

Summary

- Free of Tie lease
- Desirable Beer garden
- Owners' accommodation
- Passing Rent £102,896 pa
- Great potential to develop the business

Leasehold offers invited



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

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
0207 299 0695
cstart@dcl.co.uk

Location

The Abercorn Arms is situated on Church Road at its junction with Latimer Road in a desirable residential suburb of Teddington, approximately 350 metres from the main retail pitch and 500 metres from Teddington mainline railway station. It faces St Mary's and St Peter's primary school.

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

Description

The premises is an attractive detached two storey building, with painted brick elevations and parapet wall to roof. to the rear of the property is a trade garden which is partially covered.



The ground floor has two trade areas with a central bar servery, games room and customer toilets. The basement consists of cellar with storage.

The first floor is used as a managers flat with five bedrooms, bathroom, lounge and additional commercial trade kitchen.

Floor Areas

The approximate gross internal areas for the whole unit are as follows:

Ground	183 sq m	1,972 sq ft
First	170 sq m	1,827 sq ft
Basement	67 sq m	717 sq ft
Total	420 sq m	4,516 sq ft

Tenure

Freehold subject to a 20-year lease from June 2023 until June 2043.

The base rent is subject to annual indexation, which is capped at 6% and collared at 2%. The passing rent is £102,896 until June 2025. In addition, there is a turnover related top-up whereby 11% of net of VAT sales at the pub is payable, as the headline rent, less the base rent.

For the year to June 2024, this turnover provision increased the rent by £9,413, payable over the year to June 2025. Thus, the total annual rent payable to the landlord equates to £112,309 until June 2025.

Planning and Licensing

The Premises benefits from E class Use. The property benefits from a Premises Licence permitting the sale of alcohol from 10:00am until 11:30pm Sunday to Thursday and 10:00am to Midnight Friday and Saturday.

Rateable Value

The current rateable value is £14,700. Rising to £33,750 in April 2026.

EPC

An EPC has been commissioned 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 Coffey Lyons.