

RIFLEMAN

7 FOURTH CROSS ROAD, TWICKENHAM TW2 5EL

FREEHOLD PUBLIC HOUSE IN TWICKENHAM FOR SALE / TO LET



savills

HIGHLIGHTS INCLUDE:

- Public house in the affluent London Borough of Richmond
- Short distance from Strawberry Hill Station and Central Twickenham
- Trading area arranged over ground floor
- External trade areas located to the front and rear for 40 customers
- Property arranged over three levels extending to 2,433 Sq Ft (266 Sq M)
- Managers accommodation at first floor
- New free of tie lease at a guide rent of £50,000 per annum
- Freehold offers are also invited

LOCATION

Twickenham is located within the London Borough of Richmond in South West London approximately 2.7 miles (4.3 kilometres) southwest of Richmond and 11.6 miles (18.6 kilometres) southwest of Central London.

The Rifleman is situated at the intersection between Fourth Cross Road and Bedford Road in a predominantly residential area. Strawberry Hill train station is located approximately 0.5 miles east providing services to Central London (via London Waterloo station) with a journey time of approximately 40 minutes. Twickenham Green is located a short distance to the north. Other notable local leisure operators include The Prince Albert, The Prince Blucher (both Fullers) and the Prince of Wales (Private Independent).

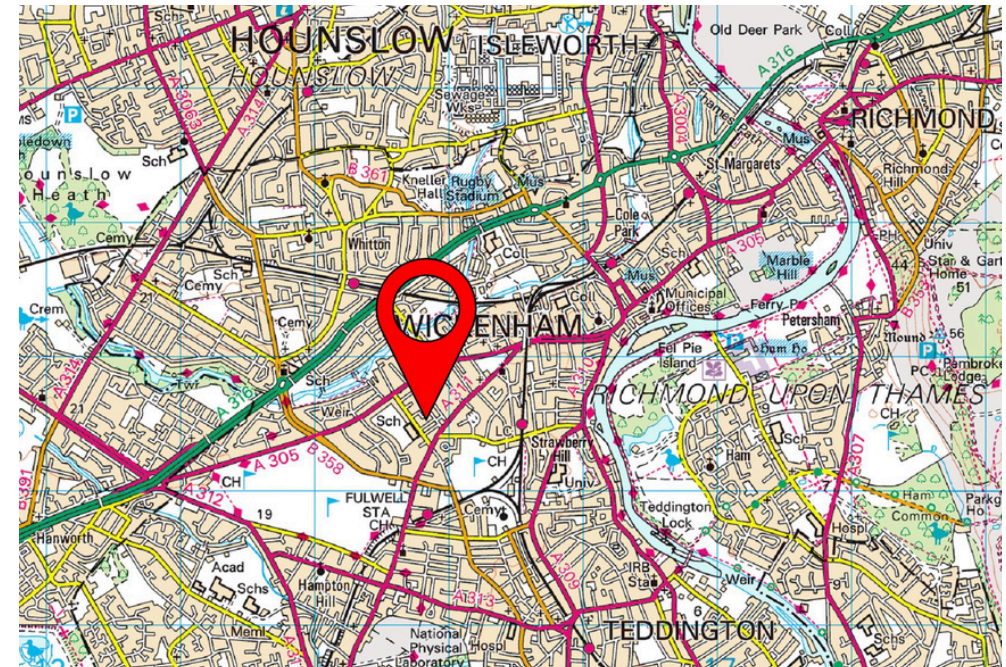
DESCRIPTION

The property comprises a two storey detached corner building constructed over basement, ground and first floors with painted rendered elevations beneath a pitched butterfly roof behind a parapet wall.

LINKS

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR LINK](#)



ACCOMMODATION

- Basement** The basement provides cellar and stores.
- Ground Floor** The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and benches for 35 covers. Ancillary areas comprise a former trade kitchen and customer WC's which are located to the rear.
- First Floor** The first floor provides managers accommodation comprising a double bedroom, managers office, kitchen and lounge, bathroom and utility room.
- Externally** There are two separate external trading areas located to the front and rear with seating on loose benches for 40 customer in total. There is also a separate outbuilding located to the rear which is used for storage.

TENURE

Freehold (Title Number SGL51986).

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the follows times:

- Monday to Saturday: 11:00 - 23:00
- Sunday: 12:00 - 22:30

TERMS

The property is available on a new free of tie lease at a guide rent of £50,000 per annum. Alternatively freehold offers will also be considered on an offers invited basis.



Rifleman, Fourth Cross Road, Twickenham

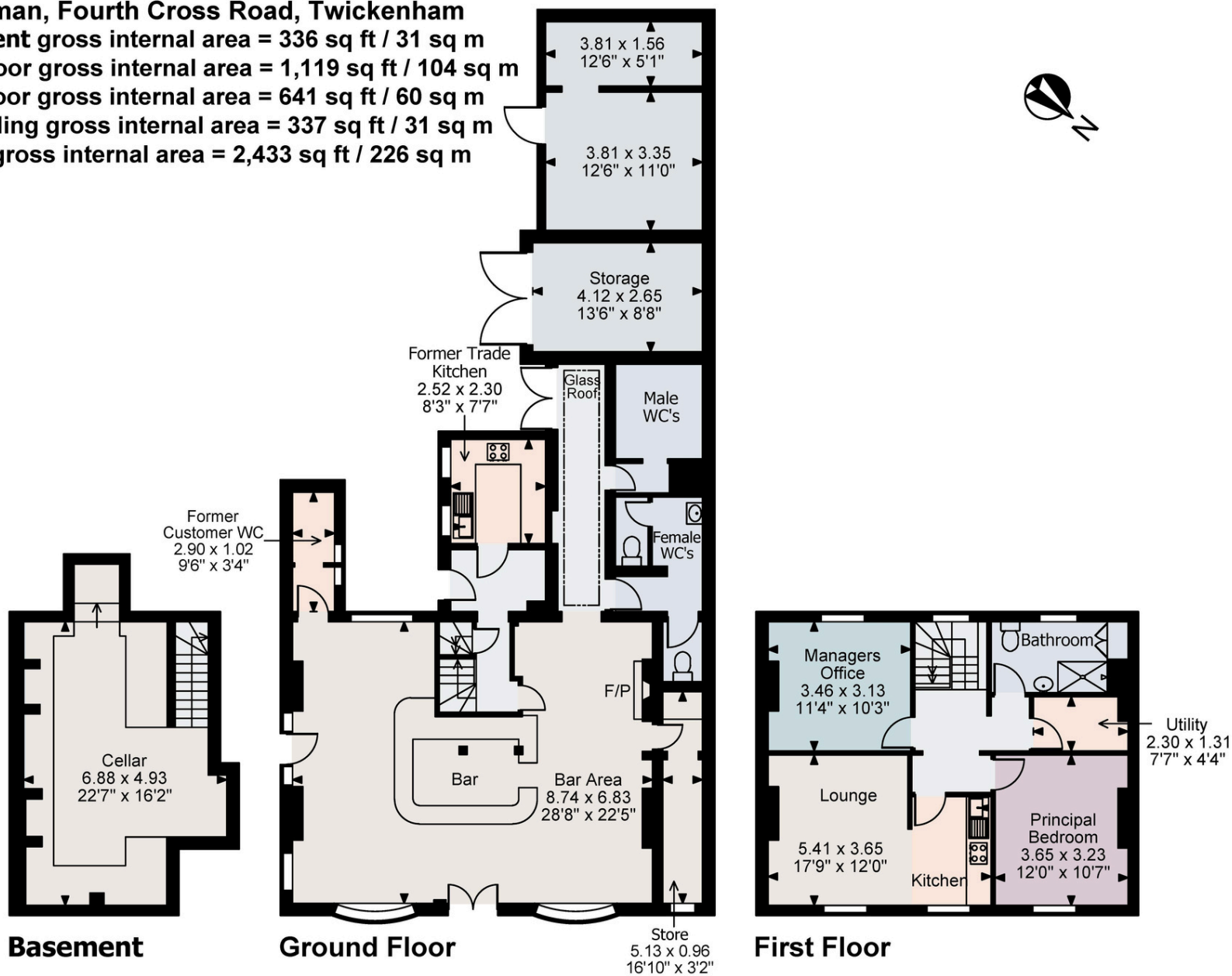
Basement gross internal area = 336 sq ft / 31 sq m

Ground Floor gross internal area = 1,119 sq ft / 104 sq m

First Floor gross internal area = 641 sq ft / 60 sq m

Outbuilding gross internal area = 337 sq ft / 31 sq m

Total gross internal area = 2,433 sq ft / 226 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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PLANNING

The property is not listed nor is it situated within a conservation area.

VAT

VAT will be chargeable in addition to the purchase price or rent.

RATEABLE VALUE

£28,500.

EPC

C - 56.



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MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchaser and tenants. Prospective tenants/purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be arranged through the agents Savills. Please note the pub is currently open for trade however, under no circumstances should any direct approach be made to any of the occupational tenants staff.

CONTACT

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