

# TWO DUKE STREET

RICHMOND-UPON-THAMES, TW9 1HP

VACANT PUBLIC HOUSE IN RICHMOND AVAILABLE ON A NEW FREE OF TIE LEASE



## HIGHLIGHTS INCLUDE:

- Leasehold pub in the affluent London Borough of Richmond
- Close proximity to Richmond Station
- Trading area arranged over ground floor
- Property arranged over four levels extending to 3,733 Sq Ft (347 Sq M)
- Extensive managers accommodation on the first and second floors
- Available by way of a new free of tie lease
- Guide rent: offers in excess of £75,000 per annum

## LOCATION

Richmond is a London Borough located in South West London approximately 2.1 miles (3.4 kilometres) east of Twickenham and 9.0 miles (14.5 kilometres) west of Central London.

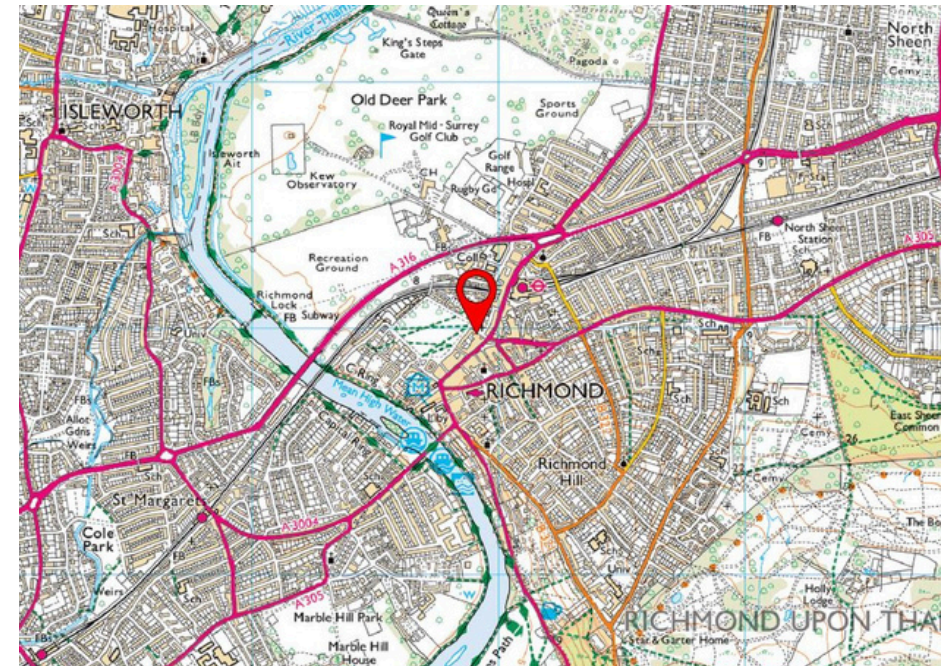
Richmond National Rail station is located approximately 350 yards to the north providing services to Central London (via London Waterloo station) with a journey time of approximately 20 minutes. Richmond Green is located at the end of Duke Street. Other notable local leisure operators include The Prince's Head, The Angel & Crown (both Fullers) and The Cricketers (Greene King).

## DESCRIPTION

The property is a mid-terrace public house constructed over part two and part three storeys, above basement, with exposed brick elevations beneath a flat roof with parapet walls.

## LINKS

[GOOGLE STREET VIEW](#)



## ACCOMMODATION

**Ground Floor** The ground floor provides an open plan customer area with a bar servery to the left hand side and seating on loose tables and chairs for 54 covers. Ancillary areas comprise a trade kitchen and customer WC's to the rear.

**Basement** The basement provides a beer cellar, manager's office and dry storage.

**First Floor** The first floor provides two bedrooms, bathroom and former kitchen in need of refurbishment.

**Second Floor** The second floor provides two bedrooms and a bathroom in need of refurbishment.

## TENURE

New lease of our clients freehold interest (Title Number SGL9647).

## 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:

- Sunday to Thursday 10:00 - 23:00
- Friday 10:00 - 00:30
- Saturday 08:00 - 00:30.

## PLANNING

The property is not listed but is situated within the Richmond Green Conservation Area.

## TERMS

Rental offers are invited in excess of £75,000 per annum for a new free of tie lease.

## VAT

VAT will be applicable on the rent.



**2, Duke Street, Richmond**

Basement gross internal area = 777 sq ft / 72 sq m  
 Ground Floor gross internal area = 1,763 sq ft / 164 sq m  
 First Floor gross internal area = 767 sq ft / 71 sq m  
 Second Floor gross internal area = 426 sq ft / 40 sq m  
 Roof Area external area = 258 sq ft / 24 sq m  
 Total gross internal area = 3,733 sq ft / 347 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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## RATEBALE VALUE

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2023 - £74,000

April 2026 - £92,500

## EPC

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C - 52

## MONEY LAUNDERING

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

## VIEWINGS

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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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