

WILLOUGHBY ARMS

47 WILLOUGHBY ROAD, KINGSTON-UPON-THAMES,
KT2 6LN

FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE

savills



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HIGHLIGHTS INCLUDE:

- Freehold investment
- Entire property let to two private individuals
- Property arranged over ground, basement and first floors
- Current rent of £87,679 per annum
- Lease expires October 2037
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,430,000 (5.8% NIY)**

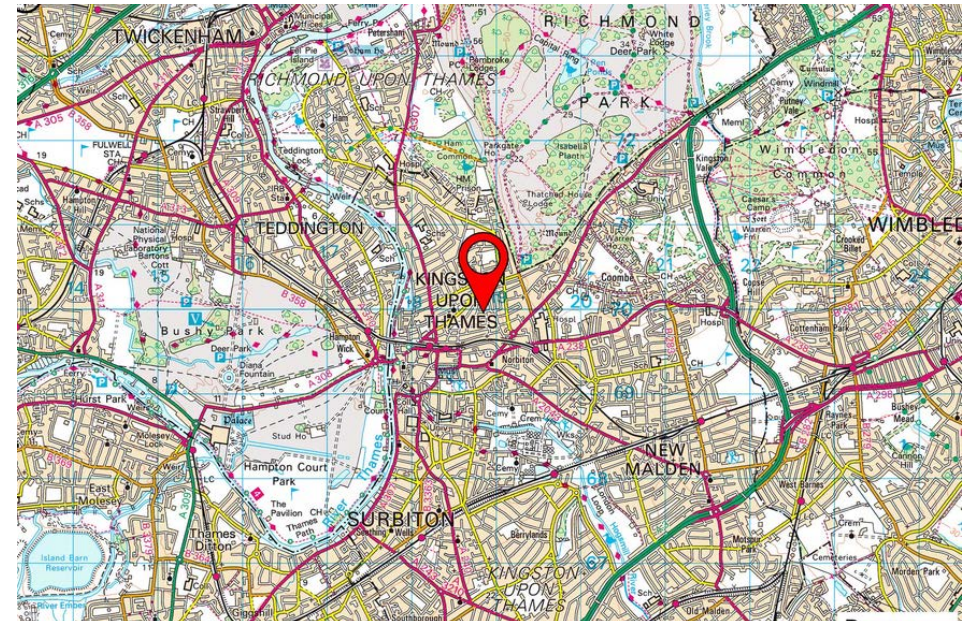
LOCATION

Located in the Royal Borough of Kingston-upon-Thames in southwest London, 4.2 miles (6.7 kilometres) south of Twickenham, 5.9 miles (9.4 kilometres) southwest of Wandsworth and 12.6 miles (20.1 kilometres) southwest of central London.

The Willoughby Arms is situated fronting Willoughby Road at the intersection with Lowther Road in a predominantly residential area. Nearby occupiers include The Wych Elm (Fuller's), The Albert (Young's) and The Nobiton & Black House (Stonegate).

DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached corner building with rendered and painted brick elevations beneath a multi pitched roof.



ACCOMMODATION

Ground Floor: The ground floor provides two trading rooms with interconnecting central bar servery and seating on loose tables, chairs and bench seating for 50 customers. Ancillary areas include a former trade kitchen and customer WC's to the rear.

Basement: Cellar and stores.

First Floor: The first floor comprises a function room with its own bar servery and managers accommodation providing three bedrooms, living room, kitchen and bathroom.

Externally: There is a customer patio and lawn to the rear with seating on loose tables, chairs and cabins for 30 customers. Additional seating is provided to the front elevation for a further 30 customers. To the rear of the site is a derelict building which holds redevelopment value subject to necessary planning consents.

TENURE

The property is held freehold (Title Number SGL67486).

TENANCY

The entire property is let to two private individuals on a 20 year lease from 5 October 2017 at a current rent of £87,679 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £6,290 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

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TERMS

We are instructed to invite offers in excess of £1,430,000 (5.8% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

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



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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