



## Ham Brewery Tap

Ref: 4256264

4-6 Ham Street, Ham Common, Richmond, TW10 7HT

Leasehold: Nil Premium, Annual Rent: £50,000

Or potential for an alternative community use

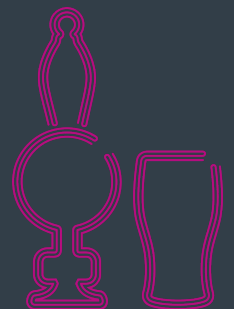
Single bar operation with games area

Side patio garden (40 seats) & owners parking

3/4 bedroom owner's accommodation

lease excludes garage & side hardstanding

Immediate possession available. Energy Rating 70



Two storey detached property of brick construction under a pitched tiled roof with colour rendered elevations and flat roof additions to the side and rear. Set in its own grounds incorporating a walled side patio garden, front terrace and single owner's parking space. Internally, the public trade areas consist of an open-plan ground area decorated in a traditional style, fitted with a "U" shaped bar servery and exposed timber beams and timber flooring. Additional areas consist of trade kitchen (currently in shell condition) and ground level beer cellar. The upper floors provide separate 3/4 bedroom owner's accommodation.

NB THE INTENDED NEW LEASE IS TO EXCLUDE THE SINGLE STORAGE GARAGE PLUS SIDE FORECOURT/HARDSTANDING.

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### Location

The Ham Brewery Tap is located within an attractive "village-like" residential area administered by the London Borough of Richmond Upon Thames, less than 100 metres north of Ham Common. The River Thames and Ham House are located approximately one kilometre to the north. The open space of Richmond Park lies less than one and a half kilometre (one mile) to the east and central London is approximately nine miles north-west.

Situated in an established, densely populated residential area and near local community shops, plus a church within close proximity. Richmond Train Station lies circa 3 kilometres (2 miles) to the northeast, is serviced by the District Line, London Overground and South Western Railway providing frequent services into central London with a journey time of around 25 minutes.

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### Internal Details

Single main bar with games area. Double patio doors provides access from games room onto the side patio garden area. Ladies & Gents WC's.

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### Fixtures & Fittings

The trade fixtures and fittings at present in the property will be included within the lease.

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### Building Footprint

Ground Floor GIA: 152.3 sqm (1,639 sq ft excluding garage)  
First Floor GIA: 111.4 sq m (1,199 sq ft)  
Total GIA: 263.7 sq m (2,837 sq ft)  
Total Site Area: c. 371.75 sq m (c.4,000 sq ft excluding garage/side forecourt/hardstanding)

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### External Details

There is space for seating to the front of the pub (20) and to the side. Enclosed trade patio garden (40 seating). Single storey garage and side forecourt/hardstanding to be excluded from the lease demise.

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### Owner's Accommodation

3 bedrooms, reception room, kitchen, bathroom, office/study and roof terrace.

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### The Opportunity

This is an enormous opportunity for an experienced operator to acquire this traditional pub located in an affluent village area close to Ham Common on a new "free of tie" lease basis. The pub has recently undergone some refurbishment, however some internal redecoration/improvement works will be required. Alternatively, the owners may consider a sale/lease to an alternative community use.

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### Staff

There are no staff to TUPE across as this will be let with vacant possession.

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### Trading Information

There are no historic accounts but we can confirm that over the past years the pub has traded purely on wet trade.

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### Planning Permissions

From verbal enquiry of the London Borough of Richmond Upon Thames, we have established that the property is not listed as being of Special Architectural or Historical Interest but it does lie within a conservation area.

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### Tenure

Leasehold. A new "free of tie" lease is to be created on a 10 year term with a starting rent of £50,000 per annum which will be subject to five yearly upward only reviews.

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### Business Rates

The property is listed as a Public House and Premises and has a rateable value of £23,750 with effect from 1st April 2017.

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### Regulatory

Premises Licence - Allowable opening times are 10.00 to 00.30 Monday to Saturday and 10.00 to midnight on Sunday.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Neil Morgan

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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