



**Price/premium** £500,000

**Size** 1,700 Square feet

**Ref** #2769

## Address

**Address:** 29 High Street

**Postcode:** TW12 1NB

**Town:** Hampton

**Area:** Surrey

## Location

Very attractive trading location opposite Bushy Park.

## Description

Virtual Freehold (999 year lease).

The property offers much charm and character, having been sympathetically refurbished and fitted out to a high standard by our Clients in recent years. The layout flows particularly well with a front servery and seating area including sofa's and armchairs, as well as table seating. Behind this are the Kitchen/Prep areas, which are spacious and extremely well fitted, to include extraction. To the rear there is an attractive Courtyard, which is very popular with customers and provides space for around 22 covers. A light and airy Function Room is accessed off the Courtyard, providing a valuable additional dining area with a pleasant ambience. There are modern Male and Female W.C.'s. The total floor area extends to circa 1700 sq ft and the property has been home to a highly regarded & successful Cafe. A full inventory of quality fixtures, fittings, furnishings and equipment is included, providing a "turn key" opportunity. Circa 65/70 covers in total (including courtyard).

Alternatively available on a new commercial lease for a term to be agreed at £35,000 p.a. rent + VAT and £45,000 premium, to include inventory.

EPC Rating D.

Please view by prior appointment only and direct any enquiries through ourselves.

## General Information

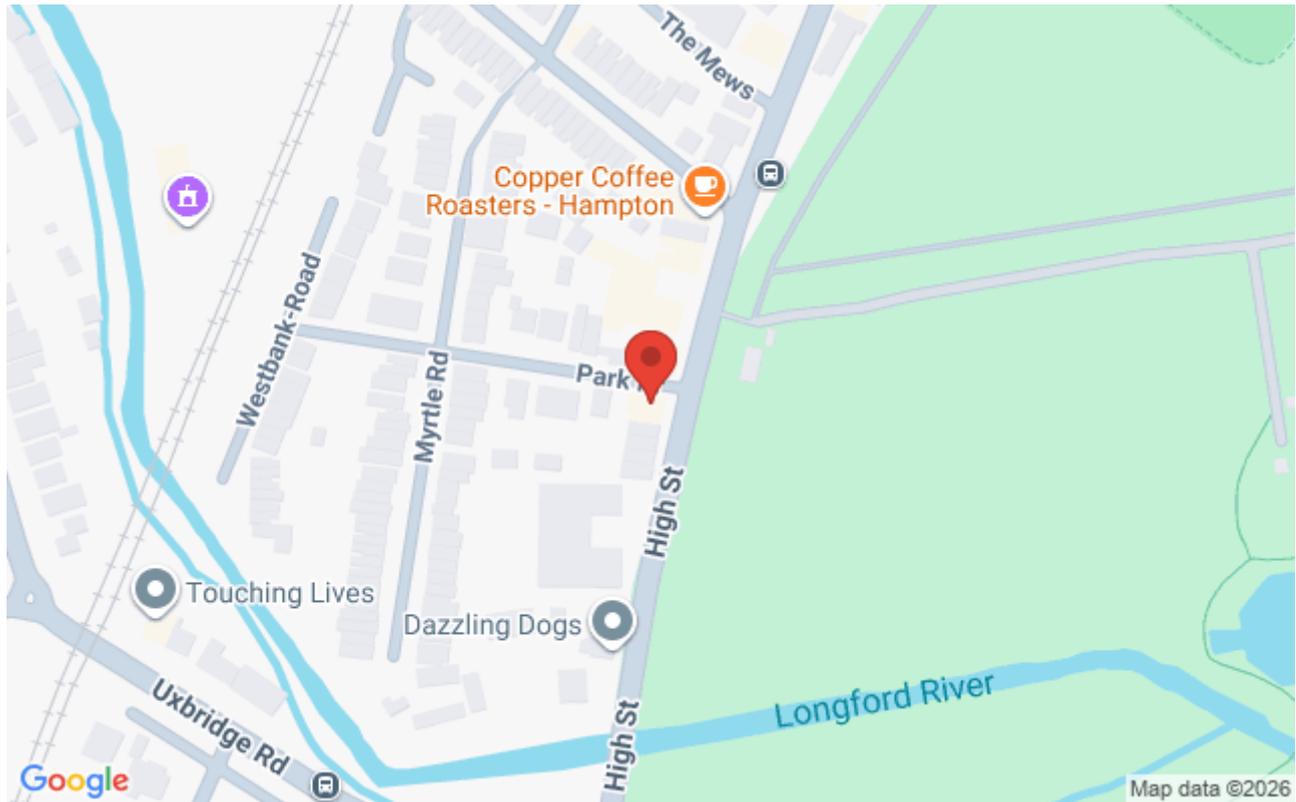
<b>Tenure:</b>	Freehold
<b>Price/premium:</b>	£500,000
<b>Legal fees:</b>	Not specified

## Features

✓ A3 use    ✓ Extraction    ✓ Fitted catering kitchen    ✓ Outside seating

✓ Yard area

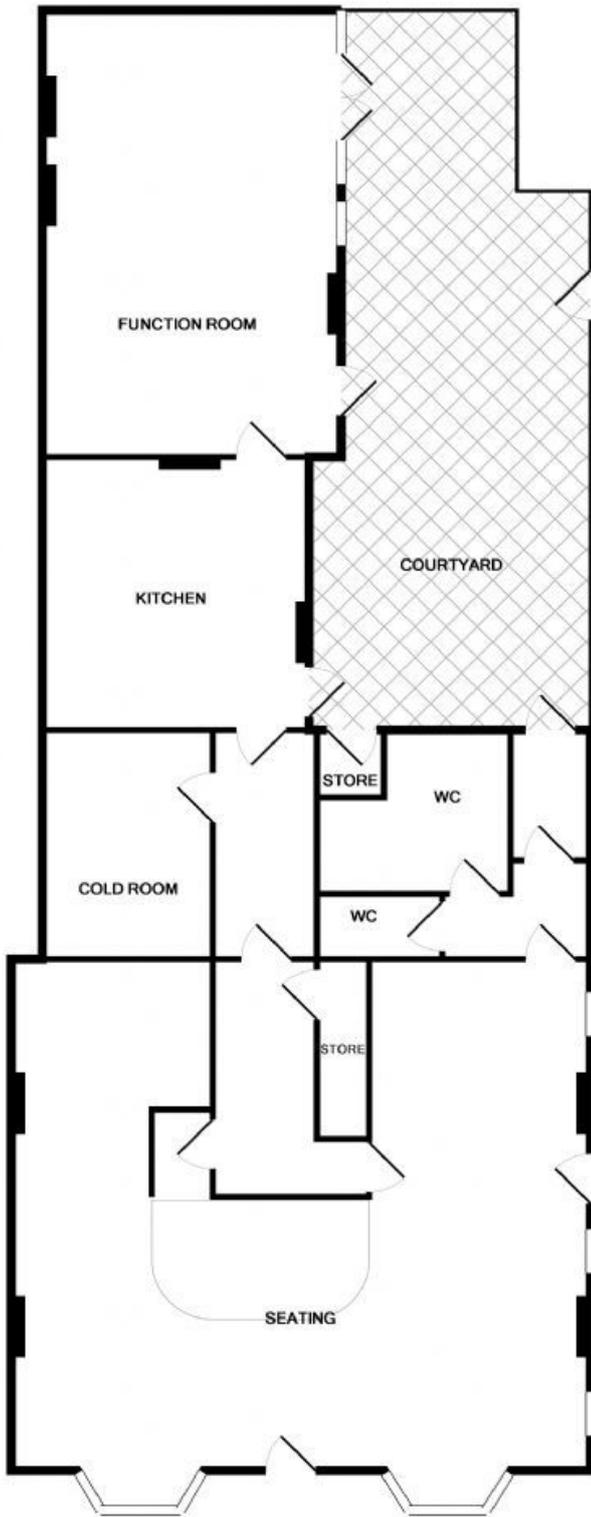
## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).





TOTAL APPROX. FLOOR AREA 1767 SQ.FT. (164.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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