



## TW2 Bar & Grill

80-82 The Green, Twickenham, Richmond upon Thames TW2 5AG

- Located in affluent Twickenham
- Ground floor & basement bar & grill
- 102 covers in 2,401 sq ft trade space
- Trade patio (16) overlooking green
- Held on a free-of-tie lease
- Well established with lots of potential
- Recently Closed

Leasehold | OFFERS INVITED



## LOCATION

TW2 Bar & Grill is located in the affluent and desirable south-west London suburb of Twickenham. The area boasts a bustling town centre, playing host to a number of local and national retailers, and is famous for being the home English rugby, with hundreds of thousands of spectators visiting Twickenham Stadium, the world's largest rugby stadium, each year.

The area lies a short drive from both the M4 and M3 providing vital arterial links between the M25 and central London. The area is service by train connections from Whitton with services to London Victoria, Twickenham and Clapham Junction, as well as nearby Strawberry Hill station. Bus routes 110, 490, H22, 267, 281, 290 and R70 also operate in the area. Due to the strong communications, excellent educational facilities and leafy feel, Twickenham is a popular residence for high income city workers.

TW2 Bar & Grill occupies a ground floor and basement lock-up unit situated along an appealing and up-market shopping parade. This business is perfectly placed overlooking Twickenham Green, which houses the local cricket club and plays host to a number of community events.

## PROPERTY

### **GROUND FLOOR**

Entrance from The Green directly into contemporary and bright bar area. The bar is presented with floor to ceiling glass frontage, wood flooring and a bar servery housing a glass washer, fridge, cocktail station, two double drinks fridges and coffee machine. This area is capable of providing seating for 16 with room for more standing.

Leading from the bar is a casual dining area providing loose seating for 20. This area is presented in an in-keeping manner with the bar. Offset is a comfortable and welcoming sofa area with seating for 10, with disabled WC and baby changing facilities adjacent.

Centrally located within the property is a restaurant area presented with stone flooring, air conditioning and TV. Currently this area is configured to provide seating for 56, however could be increased if desired. Offset is a waiter area housing a double drinks fridge, two upright stainless-steel fridges and upright double stainless-steel fridge freezer.

To the rear of the property is a fully fitted trade kitchen equipped with tiled flooring and walls, extractor, hot pass, undercounter fridges, two double deep fat fryers, solid top range cooker, griddle

and cheese melter combination, rational cooker, undercounter cooker, salamander, vacuum boiler and commercial wash-up facilities.

### **BASEMENT**

Accessed from the bar is:

- Stand-up Male WCs
- Sit down Male WCs
- Female WCs
- Office
- Staff area
- Wine cellar
- Chilled beer cellar with drop to front of property
- Cleaning cupboard

### **EXTERNAL**

To the front of the property is an al fresco dining area overlooking Twickenham Green with seating for 16.

To the rear is a service area with parking for 2 vehicles, as well as a walk-in fridge and decarboniser area.

## **THE BUSINESS**

Our clients have owned and operated the business since January 2012 and now wish to sell their leasehold interest in order to concentrate on other business interests. TW2 operates as a popular contemporary bar and grill serving the needs of not only the affluent local community, but those visiting the area, notably to attend sporting events at Twickenham Stadium and The Stoop.

The business shows growth in turnover over the past two years following a record year in 2015 following the Rugby World Cup. Headline figures include:

Y/E Dec 2015 Net Turnover £639,664

Y/E Dec 2016 Net Turnover £532,608

Y/E Dec 2017 Net Turnover £556,486

Further detail can be made available to serious parties following a formal viewing.

We are of the opinion that a new owner could further develop turnover by extending opening hours to capture the social breakfast and luncheon trade, as well as by opening on Mondays.



# TENURE

**LEASEHOLD - OFFERS INVIED** to include fixtures, fittings and goodwill. Stock at valuation in addition.

The premise is held on a 10 year lease commencing 01 January 2012. This fully repairing and insuring lease falls within the security provisions of Part II Landlord & Tenant Act 1954. Annual rent stands at £35,000 per annum. The lease is free of all trade ties.

It is our understanding that the freehold interest (including investment flat above) is available for purchase through another agent, and the unit could well be purchased as a whole. No direct approach to be made to the business, with all communications directed through Sidney Phillips.

## LICENCE

A full premises licence is held.

Current trading hours:

Monday to Thursday 11:00 - 00:30. Friday to  
Saturday 11:00 - 01:30. Sunday 11:00 - 23:30

## SERVICES

All mains services are connected.

Rateable Value £49,750.



Mwy effeithlon o ran ynni

**A+** Alltrediad CO<sub>2</sub> net sero

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Dros 150

Llai effeithlon o ran ynni

**58** Dyma pa mor effeithlon o ran ynni yw'r adeilad.

### Gwybodaeth dechnegol

Prif danwydd gwresogi: Trydan a Gyllenwir gan y Grid  
Amgylchedd yr adeilad: Aerdymeru  
Cyfanswm arwynebedd llawr a ddefnyddir (m<sup>2</sup>): 226  
Lefel Asesu: 3  
Cyfradd allyriadau'r adeilad (kgCO<sub>2</sub>/m<sup>2</sup> y flwyddyn): 142.71  
Y prif ddefnydd ynni (kWh/m<sup>2</sup> y flwyddyn): 841.07

### Meincnodau

Gallai adeiladau tebyg i hwn fod â dosbarthiadau fel a ganlyn:  
**38** Os neswyd ei adeiladu  
**111** Os yn nodweddiadol o'r stoc gyfredol

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