



Cricketers

Fairfield South, Kingston upon Thames, London, KT1 2UL

Freehold £1,675,000

Leasehold £10,000

- Substantial detached public house close to town centre & station
- Two bars (30-40) & Function room (50-100)
- Front & rear trade patios (60-70)
- Two bedroom flat & two bedroom cottage
- Suitable for alternative community or commercial uses (STPP)
- New free-of-tie lease available - Rent £77,000 per annum

Ref: 86208

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SP Sidney
Phillips



LOCATION

The Cricketers is located in the affluent and desirable London suburb of Kingston upon Thames. The town is the administrative hub of the Royal London Borough of Kingston upon Thames and is situated approximately 10 miles southwest of Charing Cross. The amenities of Kingston town centre lie within a short distance to the north.

The area is accessible via the A3 and M3 from the M25, both vital arterial roads into Central London. Kingston station is approximately 500m from the property which provides services to Waterloo (6 per hour) via Wimbledon, Richmond and Twickenham, as well as to Shepperton (2 per hour).

It is a substantial detached public house surrounded predominantly by residential accommodation, fronting Fairfield South near its junction with Mill Street on the south side of Fairfield Recreation Ground. The property falls under the Sui Generis class usage, however the property would also lend itself to an alternative community or commercial use such as a day nursery, day centre, health clinic/centre, retail or gymnasium (subject to planning permission).

THE PROPERTY

Total site area approximately 4,627 sq ft.

Gross internal area approximately 4,680 sq ft.

GROUND FLOOR

- Bar: Carpeted and stripped wood flooring, part panelled walls, exposed timbers.
- Pool bar: Presented in an in-keeping manner with the bar.
- Former trade kitchen & prep room: With UPVC clad walling and extractor. Staff WC to rear.
- Male WCs.
- Female WCs.
- Office.

BASEMENT

- Cooled beer cellar: With delivery drop to front of property.

FIRST FLOOR

- Function room: Accessed from pool bar. With wood flooring, bar servery and stage area.
- Male WCs.
- Female WCs.

ACCOMMODATION

- Managers flat: Located on first floor of main building. Two double bedrooms, kitchen/living room,

WC, bathroom. Separate access to rear of property.

- Cottage: Two-storey cottage with living room, kitchen, bathroom and two double bedrooms.

EXTERNAL

- Front trade patio.
- Rear trade patio.
- Outbuilding storage.
- Garage.

DIMENSIONS

The approximate gross internal floor areas are calculated to be:-

Pub:

Ground floor 184 sq m (1,980 sq ft)

First floor 160 sq m (1,721 sq ft)

Basement 40 sq m (430 sq ft)

Building Footprint 295 sq m (3,175 sq ft)

Cottage:

Ground floor 32 sq m (344 sq ft)

First floor 19 sq m (205 sq ft)

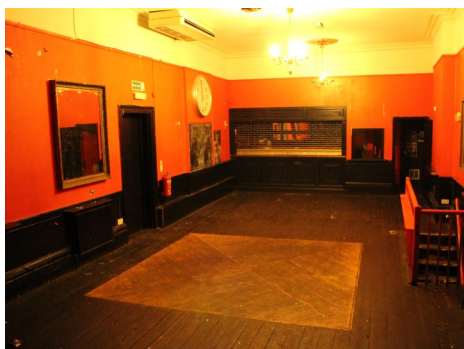
Total 435 sq m (4,680 sq ft)

Total Site Area 430 sq m (4,626 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt Sidney Phillips will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

THE BUSINESS

The business is currently closed. No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.



TENURE & PRICE

FREEHOLD £1,675,000 (plus VAT if applicable), to include any remaining fixtures and fittings. Sold with vacant possession.

LEASEHOLD £10,000 to include any remaining fixtures and fittings.

The property is available on the following lease terms to experienced operators only:

- Fully repairing and insuring lease agreement
- For a term of 5-30 years
- Outside Part II Landlord & Tenant Act 1954
- 3 month rental deposit in advance, plus personal guarantors if the lease is taken as a Limited Company, or alternatively a higher rental deposit figure between 6 and 12 months
- Annual rent: £77,000 per plus VAT
- Rent paid quarterly in advance
- Subject to rent reviews of a frequency to be agreed dependant on the length of term

Any application will need to be supported by a Proof of Funds to cover any premium, deposit, rent in

LICENCE

A full premises licence is held permitting the sale of alcohol:

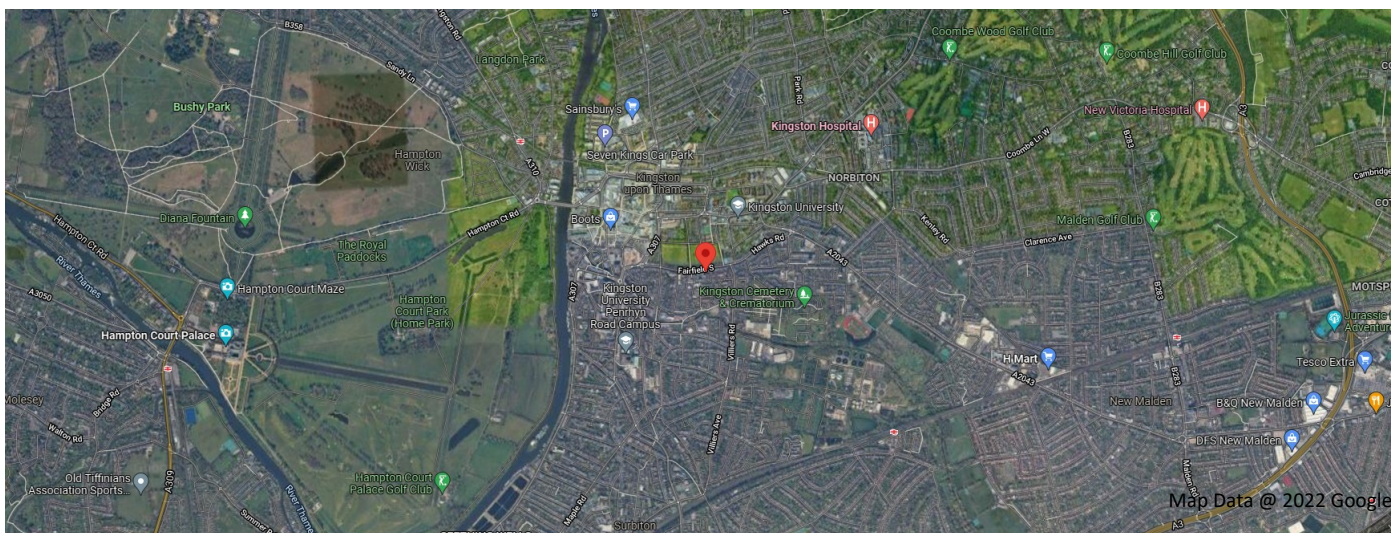
Sunday to Thursday 10:00-23:00

Friday to Saturday 10:00-23:30

SERVICES

All mains services are connected.

Rateable Value is £31,000.



BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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