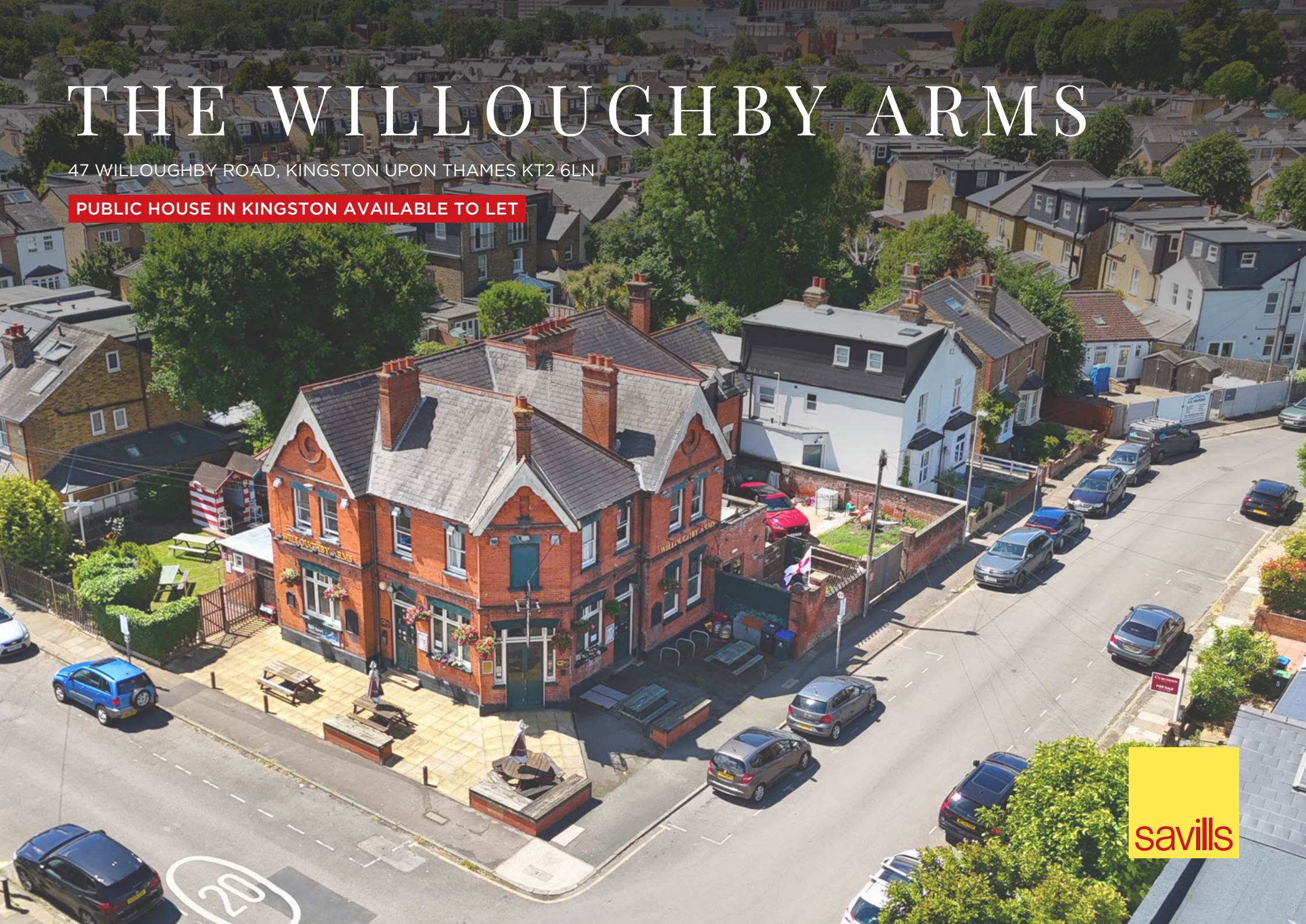


THE WILLOUGHBY ARMS

47 WILLOUGHBY ROAD, KINGSTON UPON THAMES KT2 6LN

PUBLIC HOUSE IN KINGSTON AVAILABLE TO LET



savills



HIGHLIGHTS INCLUDE:

- New Free of tie lease available
- Property arranged over ground, basement and first floors extending to 4,122 Sq Ft (383 Sq M)
- Site area of 0.17 acres (0.069 ha)
- Beer garden to the rear with seating for approximately 80 customers, together with a further 30 covers to the front
- 3 Bedroom managers flat
- **Guide Rent of £70,000 per annum**

LOCATION

The Willoughby Arms is located in the desirable residential area of North Kingston upon Thames. The area is well connected with the property sitting 0.4 miles from Kingston railway station which offers regular services to London Waterloo. Kingston is a historic riverside town with close proximity to green spaces such as Richmond park. The property is situated on Willoughby Road, a quiet side-road in a residential area of mostly housing and independent businesses

DESCRIPTION

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

LINKS

GOOGLE STREET VIEW



WHAT3WORDS



VIRTUAL TOUR



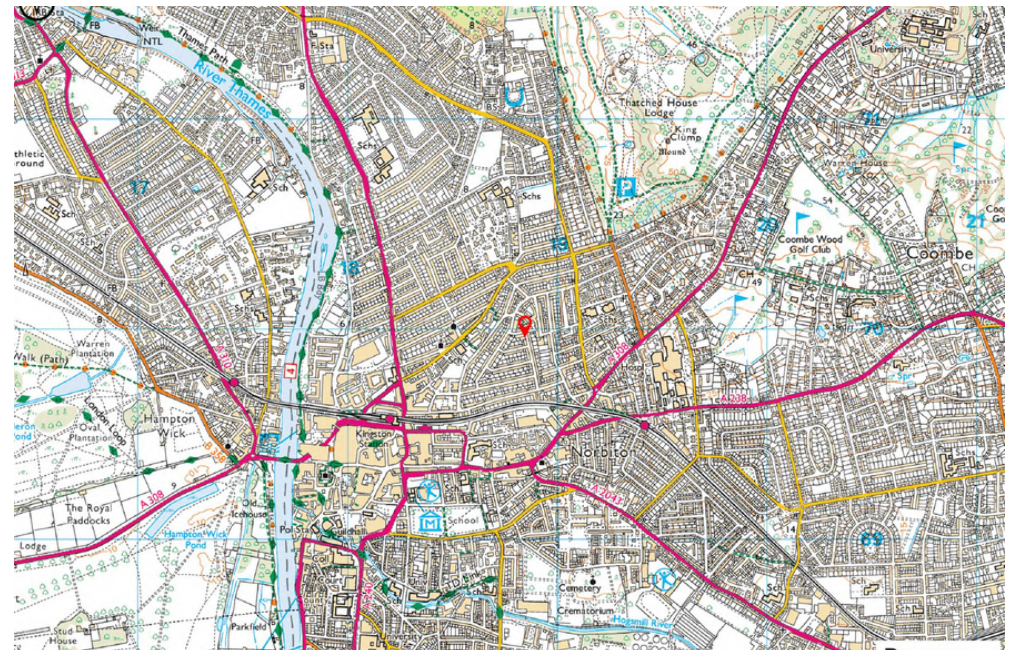
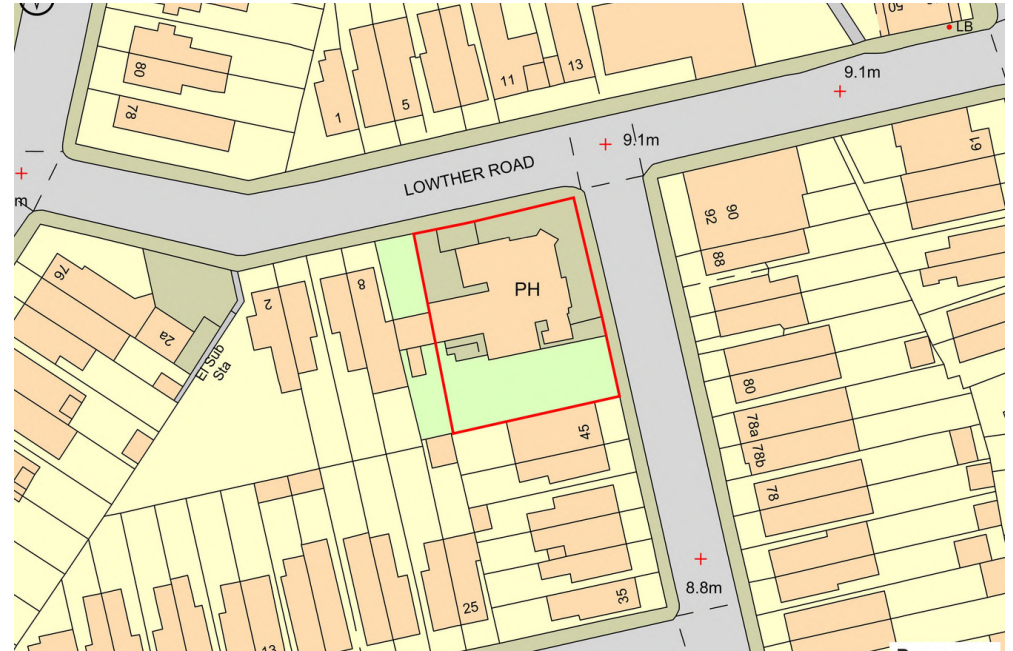
DRONE VIDEO



360 PANORAMIC



Please note the virtual tour was completed in 2024



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.

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.

Basement

The basement provides cellar and stores.

Externally

There is a customer patio and lawn to the rear with seating on loose tables, chairs and cabins for 80 customers. Additional seating is provided to the front elevation for a further 30 customers.



RATEABLE VALUE

£18,500

EPC

C-75

PREMISES LICENSE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol daily 10:00 to 00:00.

TENURE

The property is held freehold (Title Number SGL67486).

PLANNING

The property is not a listed building and is not situated within a conservation area.

FIXTURE & FITTINGS

The fixtures and fittings are excluded from the sale price but may be available by separate negotiation.

TERMS

The property is available by way of a new free of tie lease on terms to be agreed at a guide rent of £70,000 per annum.



FLOORPLAN

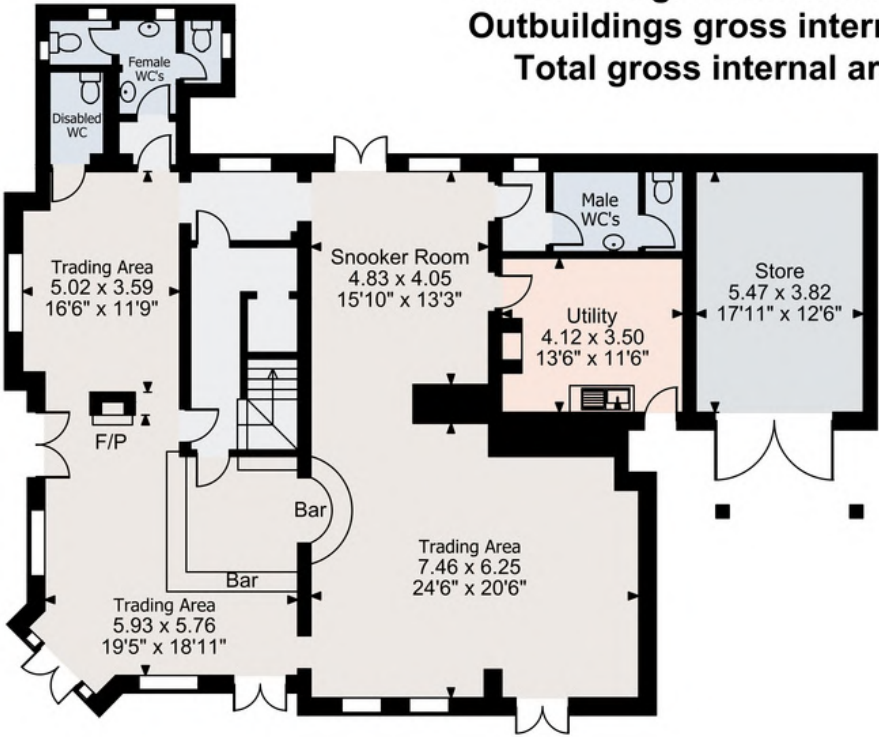
Willoughby Arms, Kingston upon Thames

Ground Floor gross internal area = 1,902 sq ft / 177 sq m

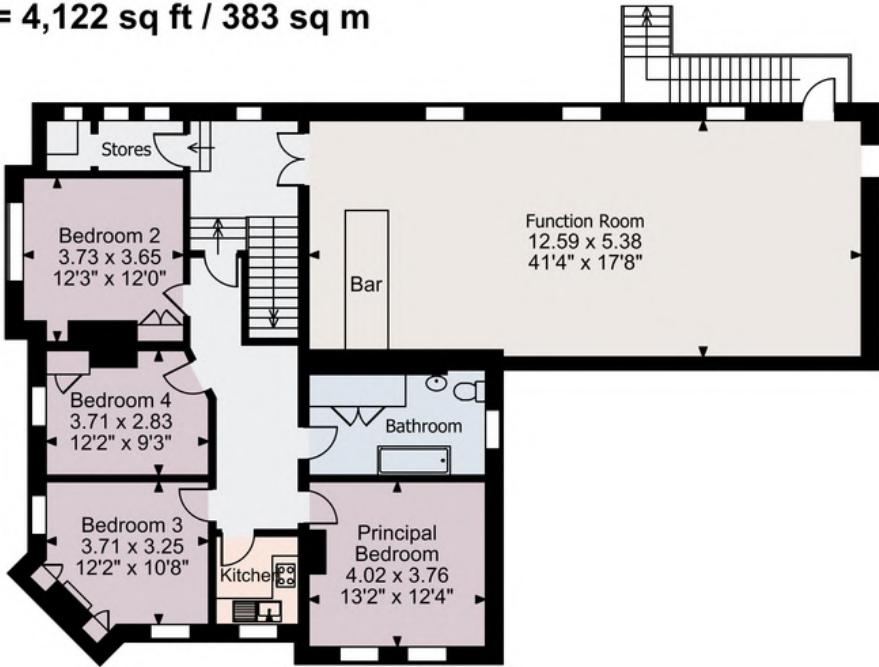
First Floor gross internal area = 1,763 sq ft / 164 sq m

Outbuildings gross internal area = 457 sq ft / 42 sq m

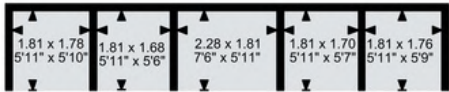
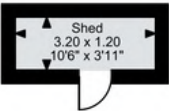
Total gross internal area = 4,122 sq ft / 383 sq m



Ground Floor



First Floor



Beach Huts Seating Area

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8593275/SMA



**THE WILLOUGHBY
ARMS**

WILLOUGHBY ROAD, KINGSTON UPON THAMES,
KT2 6LN

MONEY LAUNDERING

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

VIEWINGS

All viewings must be made by prior appointment via the sole agents Savills as the business is now closed.

CONTACT

Harry Heffer

07929 085103

harry.heffer@savills.com

Stuart Stares

07807 999841

sstares@savills.com

IMPORTANT NOTICE

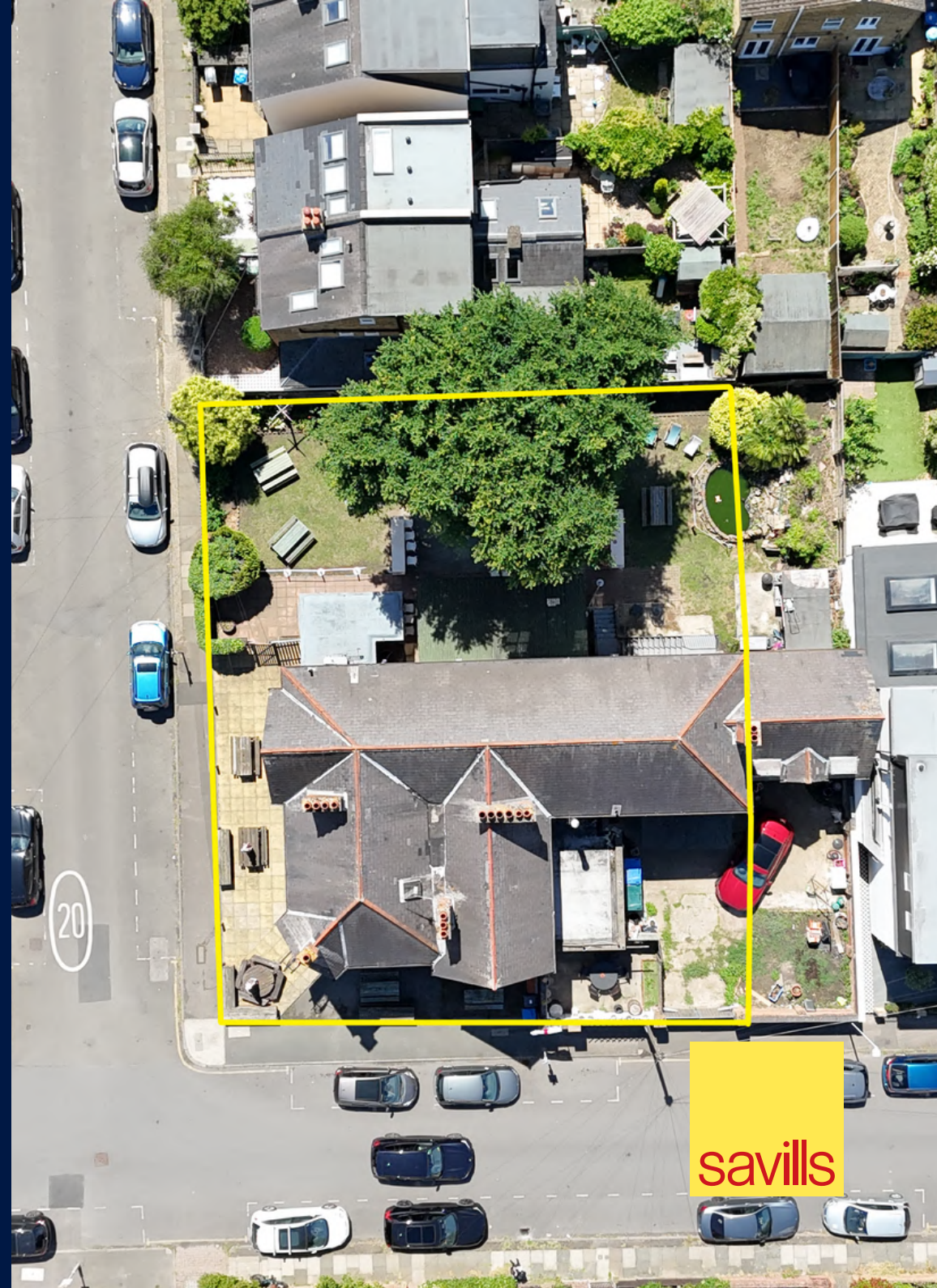
Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | July 2026



savills