



Unit 12, 8 Kew Bridge Road

Kew Bridge, Brentford, TW8 0FJ

Riverside restaurant to let Kew Bridge/ Chiswick/Brentford

2,320 sq ft
(215.54 sq m)

- Close to River Thames at Kew Bridge & Brentford FC's Gtech Stadium
- Available on a new lease
- No premium
- c. 90 indoor covers
- Extensive outdoor trading area
- Excellent public transport connections
- EPC: C (Nov 2026)

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Summary

Available Size	2,320 sq ft
Rent	£48,000 per annum
Rateable Value	£53,000 2026 RV
Service Charge	£3 per sq ft Approx
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (76)

Description

Formerly trading as The Stable, a pizza & cider focused concept, this attractive riverside restaurant is available to let on a new lease at no premium.

It benefits from extensive heating/ventilation and extraction facilities and would suit a range of concepts. The former operator traded around 90 internal covers, with capacity for up to 120 external seating places.

Local amenities within the immediate vicinity include Sainsbury's, Costa, The Express Tavern and One over the Ait pubs, and other local services.

Location

The unit is situated on the ground floor of the St George's/Berkeley Group Kew Riverside scheme immediately adjacent to Kew Bridge, and in close proximity to the Gtech Stadium, home to Brentford FC (which sees crowds of 17,250 throughout the football season).

Brentford is mid-way between Central London and Heathrow Airport, each approximately 6-8 miles distant. Kew Bridge Railway Station is located directly opposite the site and the nearest underground station is Gunnersbury (Overground / District Line), which is approximately 15 minutes' walk. There are also various bus routes available serving Chiswick, Richmond & Hounslow.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,880	174.66	Available
Mezzanine - Mezzanine Plant Area	440	40.88	Available
Outdoor - External Trade Area	2,120	196.95	Available
Total	4,440	412.49	

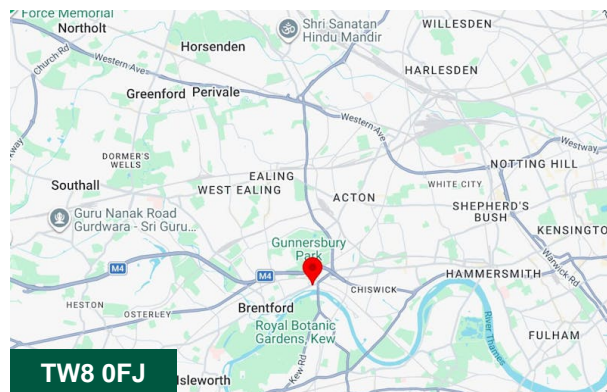
Terms

Available on a new fully repairing and insuring lease for a term to be agreed.

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Viewings

Strictly by arrangement with Whitman & Co Commercial, or our joint agents AG&G.



Viewing & Further Information

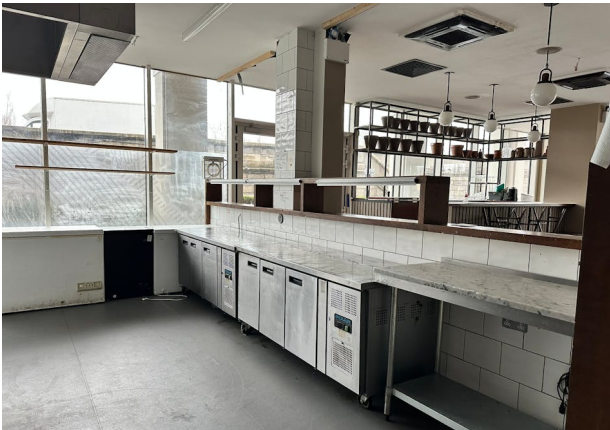


Jeremy Day FRICS

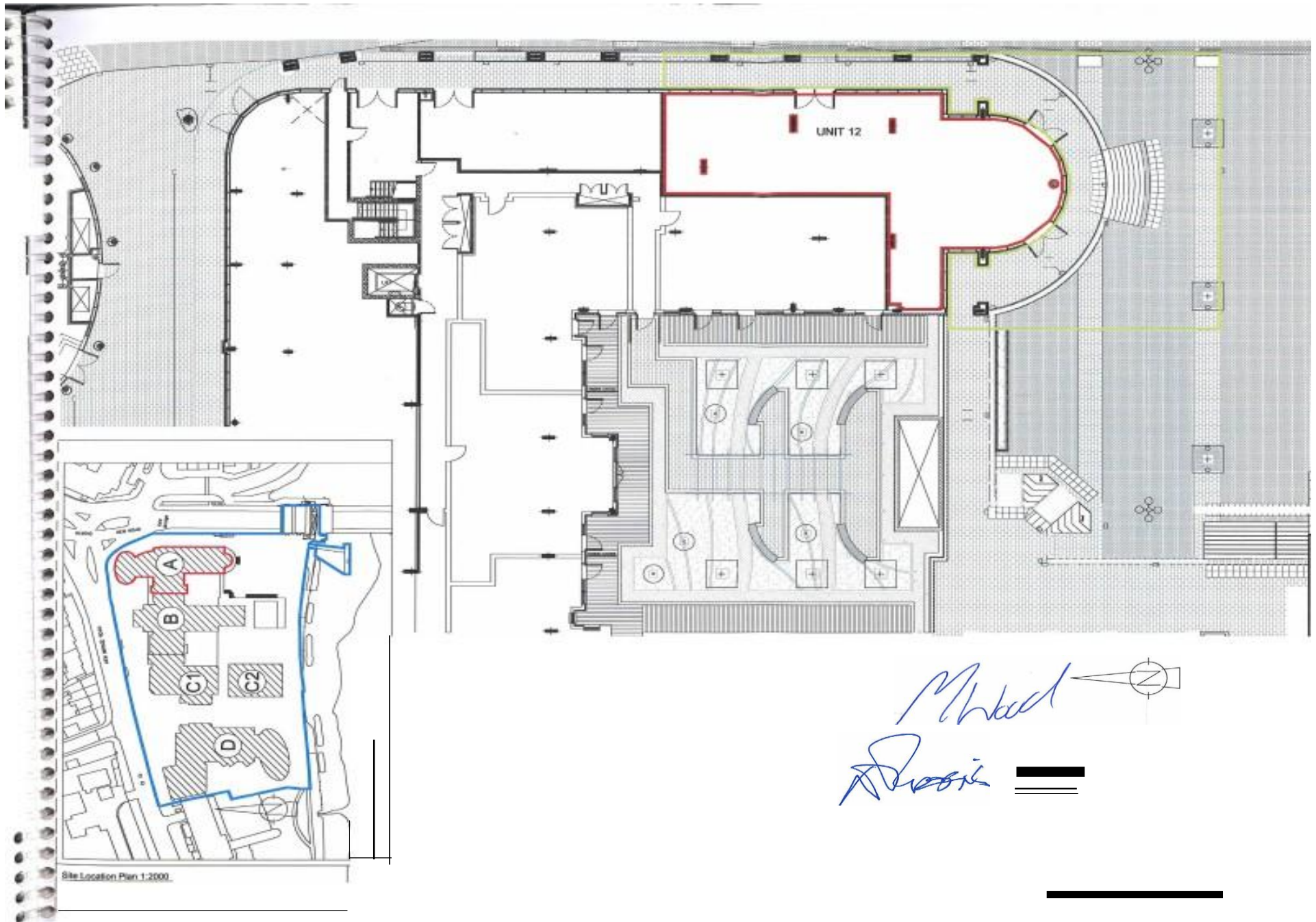
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Site Location Plan 1:2000

M Wood
Drossi



Current Plan

