

# PRIMITIVO BAR

84-86 Broad St, Teddington,  
TW11 8QT



# RUBYSTONE ESTATES



## LEASE FOR SALE

Available immediately  
**£85,000**

Rare opportunity to acquire a commercially-occupied, highly visible hospitality unit in a strong commuter suburb of south-west London.

Established trade, strong local reviews, and trending popularity in the wine-bar and artisan dining segment.

**Location:** Situated on the prominent junction of Broad Street and Park Road in Teddington's lively town-centre. Broad Street/High Street benefits from a number of established retailers as well as a strong selection of independent cafes and restaurants.

The property lies in a well-affluent and established hospitality/ retail pitch which benefits from both local footfall and visitors.

Teddington railway station is within easy walking distance, offering strong commuter access to London and the wider region.

**Description:** The property comprises a ground-floor commercial unit (with basement) at 84-86 Broad Street, within a four-storey period mixed-use building.

Internally the unit benefits from a full-height glazed frontage, tiled flooring, air-conditioning, alarm system, WC and kitchenette.

The venue is a stylish wine-bar & delicatessen / light dining concept, featuring an extensive artisan wine list, charcuterie and cheese boards, and a relaxed evening atmosphere.

According to patrons:

*"What an incredible concept...the wine menu is chosen by experts... friendly service... hidden gem in Teddington."*

Reviews consistently rate food, service and ambience at 4.7-4.9/5 across platforms.

**The Business:** The business is a renowned restaurant bar offering an attractive artisan menu with a unique wine selection.

Opportunity for value-add: optimise licence hours, open early for breakfast/ brunch/ lunch hours, exploit late-opening / events income potential.

**Tenure:** 15 years lease, expiring February 2039.

**Rent:** £25,000 per annum.

**Licensing Hours:** Monday- Saturday 10.00 to 23.00 Sunday 10.00 to 23.00

**Premium:** Offers on **£85,000** for the lease, goodwill, trade fixtures fittings and equipment.

## CONTACT

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### Property Misdescription Disclaimer

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