

# THE KINGS ARMS HOTEL

2 LION GATE | HAMPTON COURT ROAD | HAMPTON COURT | KT8 9DD



KINGS ARMS  
HOTEL.

Kings Arms Hotel  
HAMPTON COURT

THE  
SIX  
RESTAURANT  
& BAR

Kings Arms Hotel  
HAMPTON COURT

Kings  
Arms  
Hotel

Ready to  
Refuel?





HEATHROW AIRPORT



A308  
Upper Sunbury  
Road

HAMPTON COURT  
BRIDGE

BUSHY  
PARK

HAMPTON COURT  
RAILWAY STATION

HAMPTON COURT  
PALACE

A309  
Hampton Court Way

A308  
Hampton Court Road

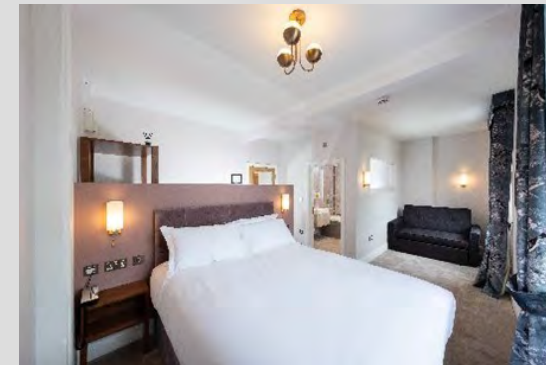
Hampton Ct Palace  
Maze

River  
Thames

Hampton Ct Palace  
Privy Garden

# EXECUTIVE SUMMARY

- ◆ Elegant Grade II listed boutique hotel and restaurant/ bar.
- ◆ Situated adjacent to the historic Lion Gate of Hampton Court Palace and opposite the entrance to Bushy Park.
- ◆ Positioned at the heart of a major tourist attraction location.
- ◆ Fully refurbished throughout with modern amenities.
- ◆ 13 en suite Bedrooms.
- ◆ Established restaurant and bar.
- ◆ Excellent EPC rating of B (41).
- ◆ The property is elected for VAT.
- ◆ **Freehold for Sale.** New lease terms for the entire property would also be considered.



# LOCATION

The Kings Arms Hotel is located in the Hampton Court area of the affluent south west London Royal Borough of Richmond. Central London is within 12 miles, with Kingston Upon Thames immediately to the east within 1.5 miles and Twickenham is 2.5 miles to the north.

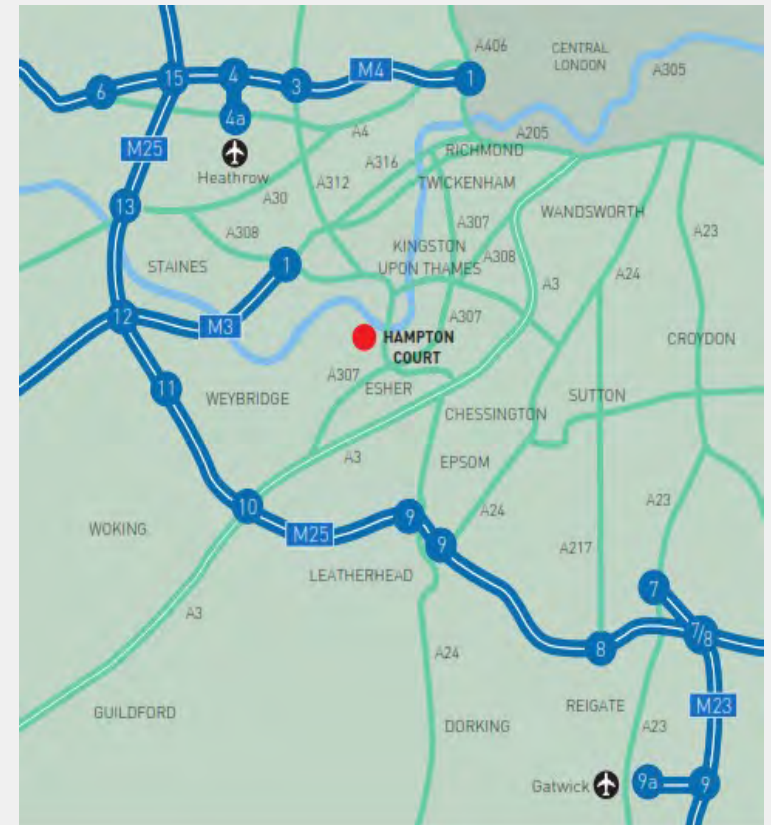
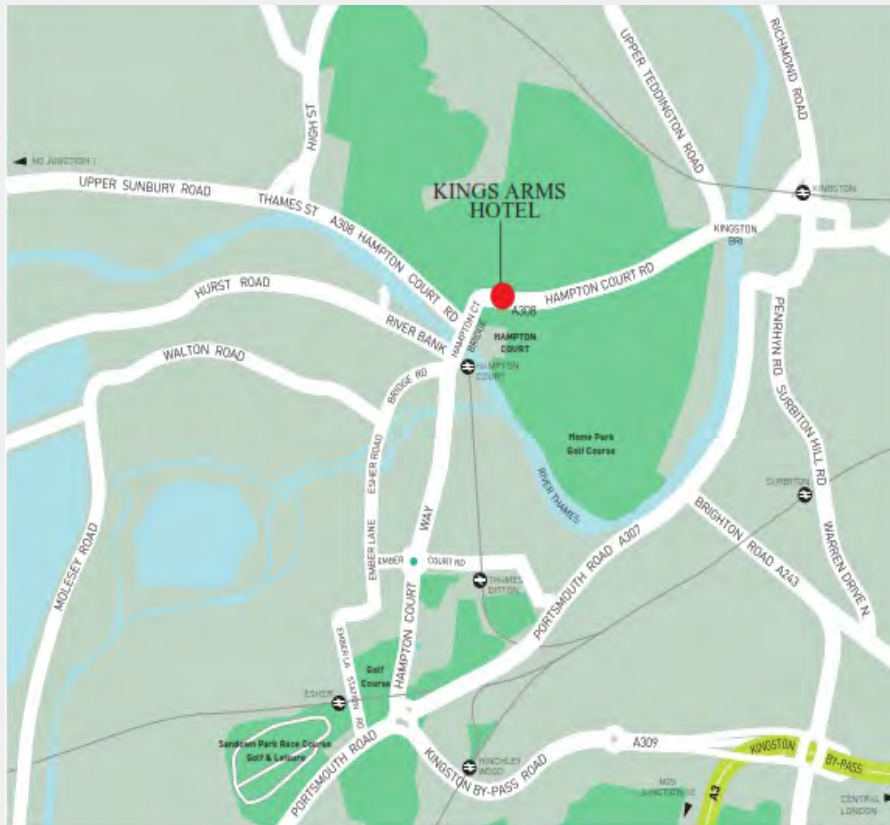
The property is prominently situated adjoining the Lion Gate fronting the A308 Hampton Court Road on the northern edge of the Hampton Court Palace estate and directly opposite the entrance to Bushy Park.

Hampton Court railway station, which provides a regular service to London Waterloo (approximate journey times from 30 minutes), also within close proximity just the other side of the river via Hampton Court Bridge.

Junction 1 of the M3 is within 3 miles of the building offering a direct link to the M25 and the national motorway network as well as Heathrow & Gatwick airports. The A3 Kingston Bypass is also about 2.5 miles away offering a direct route into central London.

There is an excellent range of shops, cafes, restaurants and leisure facilities nearby.

| BY ROAD approx    |            |
|-------------------|------------|
| Central London    | 15 miles   |
| Kingston          | 3.1 miles  |
| A3 (Hook Road)    | 2.5 miles  |
| M25 (Junction 12) | 10.5 miles |
| M3 (Junction 1)   | 3 miles    |
| Hampton Court     | 0.5 miles  |



# DESCRIPTION

The Kings Arms Hotel is situated in a unique location, overlooking Hampton Court Palace and its famous maze. A Grade II listed building, The Kings Arms is steeped in history with parts of the property dating back to the 17th Century when used as a coaching inn. The property comprises 3 storeys plus basement of brick construction and rendered elevations under a pitched slate covered roof with 13 en suite bedrooms, an attractive bar, restaurant and separate dining areas.

# FIXTURES & FITTINGS

An inventory of items is available on request.



# ACCOMMODATION

The Kings Arms Hotel was extensively refurbished in recent years with the entire property providing a high standard of specification throughout.

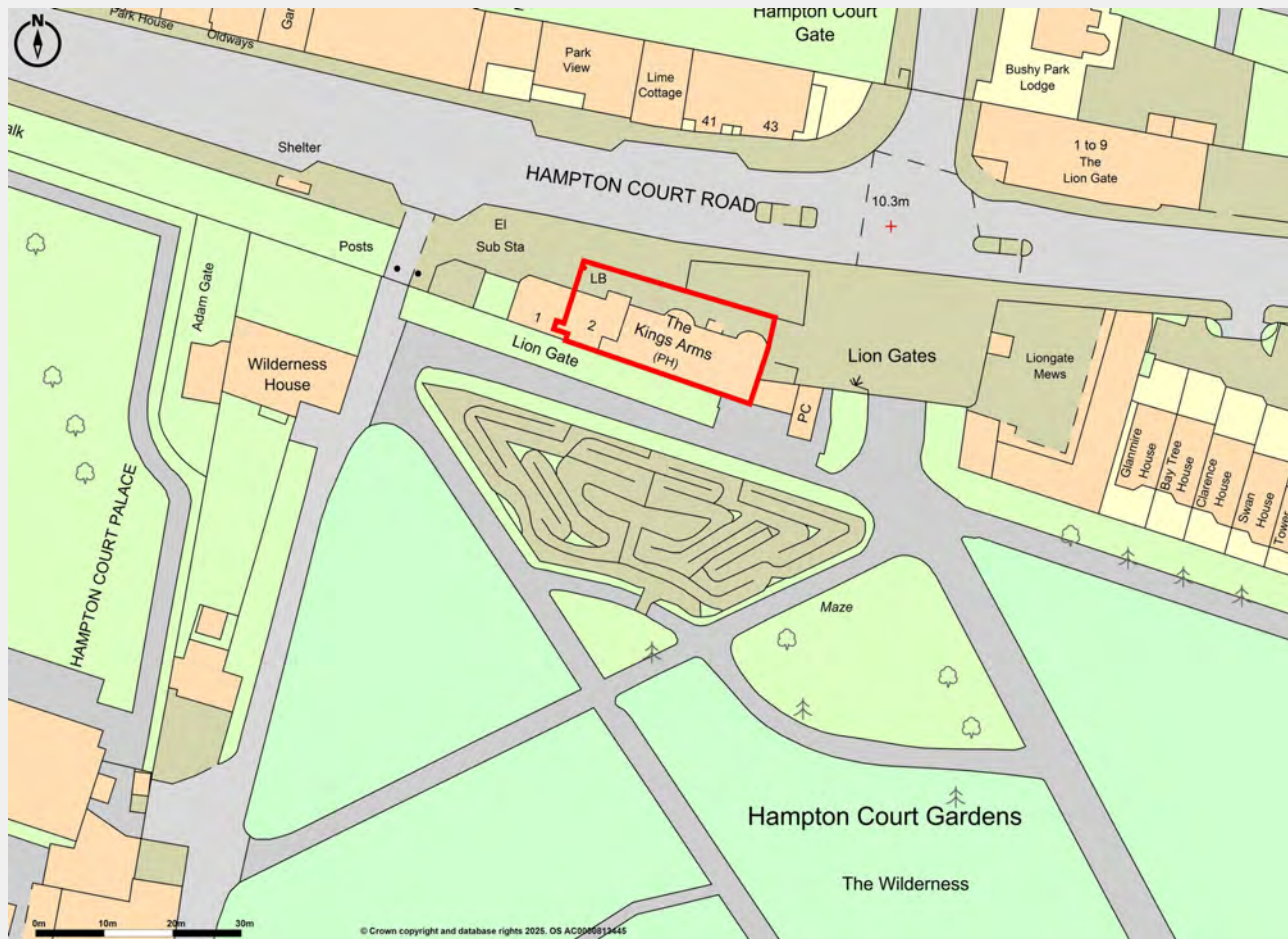
The ground floor provides a well laid out restaurant area with adjoining bar and separate dining areas. There is a fully fitted kitchen and male & female WCs.

There are 8 en suite bedrooms plus a store area on the first floor. On the 2nd floor there are a further 5 en suite bedrooms with all rooms being fitted to a high standard.

The property has 3 separate basement areas of predominantly full headroom height, providing excellent storage for the hotel and kitchen.



# SITE PLAN



## APPROXIMATE FLOOR AREAS

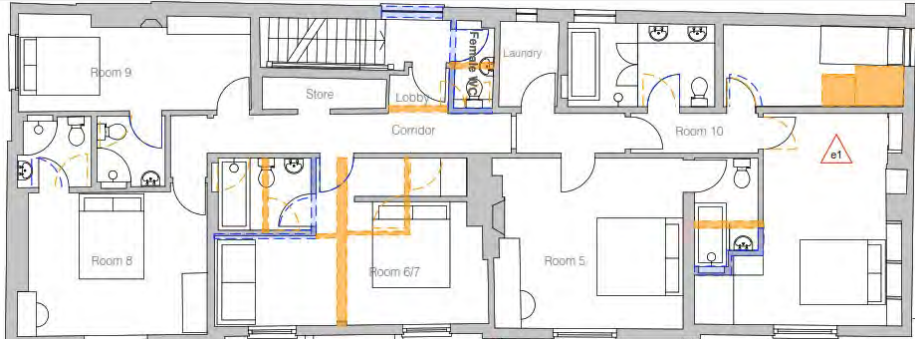
We have estimated the approximate Gross Internal Area of the building based on floor plans and check measurements taken on site.

The approximate gross internal floor areas, set out in the table below, are provided purely for guidance purposes only and should not be relied upon. Any buyer is advised to undertake their own measured survey of the property prior to exchange of contracts.

| Floor                                       | Sq M           | Sq Ft        |
|---|----------------|--------------|
| Ground Trading & Ancillary                  | 216            | 2,329        |
| First Hotel Bedrooms & Ancillary            | 203            | 2,186        |
| Second Hotel Bedrooms & Ancillary           | 142            | 1,527        |
| Basement One Ancillary Kitchen Store        | 27             | 294          |
| Basement Two Ancillary Beer Cellar & Vaults | - Unmeasured - |              |
| Basement Three Ancillary Store              | - Unmeasured - |              |
| <b>TOTAL</b>                                | <b>588</b>     | <b>6,336</b> |

# FLOOR PLANS (Indicative floor plans are not to scale and are for identification purposes only. Whilst we believe these to be correct, we cannot confirm their accuracy.)

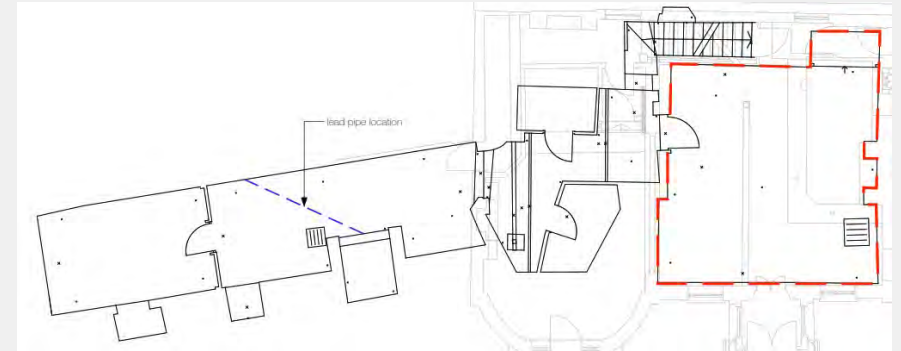
Second Floor



First Floor



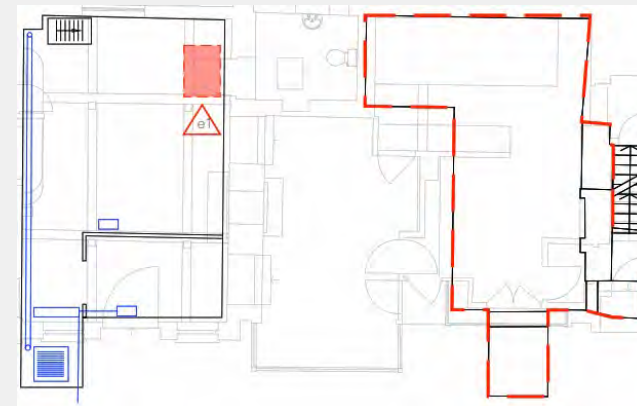
Main Basement



Ground Floor



Restaurant Basement



# FURTHER INFORMATION

## PLANNING

The property is Grade II listed and is situated within a conservation area. We are advised that there is a Grade I listed water pipe in the basement.

## TENURE

**Freehold.** The property is held on **Title Number SGL523103.**

**RATES PAYABLE (2025/26)** (We would strongly advise you verify these figures with the London Borough of Richmond upon Thames.)

Rateable Value: £38,300 / Rates Payable: £19,111.70

## VAT

The property is elected for VAT and VAT will therefore be payable on the purchase price.

## EPC

The building has an EPC rating of **B (41)** and a copy of the certificate is available on request.

## PROPOSAL

Offers are invited for the freehold interest, subject to contract and exclusive of VAT. Our clients would consider granting new lease terms for the entire property. A window tax of circa £7,000 plus VAT per annum is payable to Hampton Court.

## ANTI MONEY LAUNDERING

The Purchaser will be required to satisfy the Vendor's and Cattaneo Commercial's Anti Money Laundering policies.

## DATA ROOM

Further information to support the sale can be found in a secure data room. Details for access can be provided upon request.

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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