

SIZABLE EAST LONDON FREEHOLD PUB FOR SALE OR TO LET



THE LORD ROOKWOOD, 314 CANN HALL ROAD, LEYTONSTONE, LONDON, E11 3NW

Historic Photograph

- Within close proximity to the open space of Wanstead Flats.
- Circa 10 minutes walking distance of Leyton Railway Station (24 hour Central Line).
- Licenced to sell alcohol until 1:00 am on Thursday to Saturday.
- Gross internal area approx. 827 sq m (8,900 sq ft).
- Total site area approx. 0.26 acres or 1,062 sq m (11,427 sq ft).

FREEHOLD OR LEASEHOLD – with vacant possession upon completion

OFFERS INVITED (VAT may be charged in addition)

SUBJECT TO CONTRACT sole selling rights

LonF553

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The Olympic Park and centre of Stratford are located approximately 1 ½ kilometres (one mile) to the south west of the property. It fronts Cann Hall Road at its junction with Cobbald Road. The surrounding area comprises predominantly residential accommodation with a parade of shops adjacent. The open space of Wanstead Park is situated circa 100 metres to the east.

Leyton Underground station (Central Line), Leytonstone High Road and Wanstead Park Railway stations are all situated with 10 minutes walking distance. There is in addition a bus stop to the front of the property.

A location plan is attached.

Description

An imposing detached property in need of refurbishment set out over three storeys above part basement beneath a multi pitched clay tiled covered roof. There is a former trade garden and a yard to the rear with a number of garages.

The ground floor is sub-divided into two trading areas serviced from a central bar serverly. A conservatory and customer wc's lie to the rear of the ground floor. The first floor comprises a former function room, a set of customer wc's, two rooms, a kitchen and a separate wc. The second floor provides four further rooms and a bathroom with wc.

A set of floor plans and a site plan are attached.

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

Ground floor	340 sq m (3,659 sq ft)
Basement	142 sq m (1,528 sq ft)
First floor	211 sq m (2,271 sq ft)
Second floor	<u>134 sq m (1,442 sq ft)</u>
Total	827 sq m (8,900 sq ft)

Using the online Promap measuring system the building footprint and site area are calculated to be: -

Building Footprint	360 sq m (3,873 sq ft)
Total Site Area	1,062 sq m (11,427 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 AG&G Chartered Surveyors 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.

Licensing

The property holds a Premises Licence which permits the sale of alcohol from 11:00am until 12:00 midnight Monday to Sunday and from 11:00am until 1:00am on Thursday to Saturday.

Planning

From informal enquiry of the London Borough of Waltham Forest it has been established that the property is locally listed but is not situated within a conservation area. The property is listed as an asset of community value with effect from 28th January 2015.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £14,500 with effect from 1st April 2017.

Tenure

Freehold with vacant possession upon completion.

Basis of Sale / Letting

Offers are invited on an unconditional basis for the freehold interest with vacant possession upon completion. The freeholder will also consider letting the property on a new free-of-tie lease. All terms to be negotiated.

Viewings & Further Information

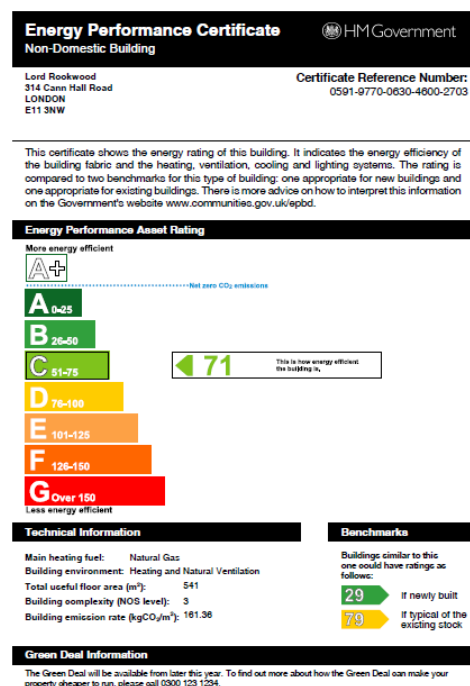
The pub is currently closed and boarded and has not traded for many years. Prospective purchasers are requested to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.

Site Plan



Land Registry. Not to scale - Provided for indicative purposes only.

EPC



Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.

Floor Plans

Not to scale - Provided for indicative purposes only.

