



# LEASEHOLD PUB FOR SALE

Feltham, Middlesex

## AIRMAN, HANWORTH ROAD, FELTHAM, MIDDLESEX, TW13 5AX

- Large site area of approximately 1,494 sq m (16,075 sq ft).
- Traditional style trading area.
- Four-bedroom domestic accommodation.

**LEASEHOLD** – fully tied, full repairing and insuring

**PREMIUM OFFERS INVITED**

**SUBJECT TO CONTRACT** sole selling rights

LONL279

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://www.agg.uk.com)

A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc(Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS

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 property is situated at the confluence of Hanworth Road, Harlington Road East and Uxbridge Road in the Feltham area, lying approximately 600 metres south east of the railway station and central business district. It is a landmark building and commands a strong street presence. Heathrow Airport lies to the north and Hounslow/Twickenham to the east. A short distance south of the property there is situated a parade of local shops/services, the locality is otherwise predominantly residential in terms of land use. The A312, Harlington Road East and Uxbridge Road, are 'red routed'.

A location plan is attached.

## Description

A two storey detached property with various single storey extensions over basement. There is a separate dedicated means of access from Harlington Road East. There are approximately 25 car parking spaces on both main frontages and a garden area to the rear.

**Basement** Wine/spirit store and cool cellar.

**Ground floor** The trading area is presented in a traditional style, carpeted throughout, and with good natural light. Trade kitchen, ladies and gentlemen's customer toilets and integral garage.

**First floor** Four bedrooms, bathroom, toilet, kitchen, office and living room

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

<b>Building Footprint</b>	333 sq m ( 3,583 sq ft)
<b>Site Area</b>	1,494 sq m (16,075 sq ft)

NB: The floor 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.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From enquiry of the London Borough of Hounslow it is understood that the property has a Premises Licence permitting the sale of alcohol from 10.00am until Midnight seven days a week.

## Planning

From enquiry of the London Borough of Hounslow it is understood that the property is neither listed nor situated within a conservation area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £23,500. The rateable value is assessed to £43,250 with effect from April 2017.

## Tenure

The property is held by way of a fully tied full repairing and insuring lease for a term of 21 years from May 2002. The headline rent passing is £37,000 per annum with effect from 2<sup>nd</sup> May 2017.

## Basis of Sale

Premium offers invited for the leasehold interest.

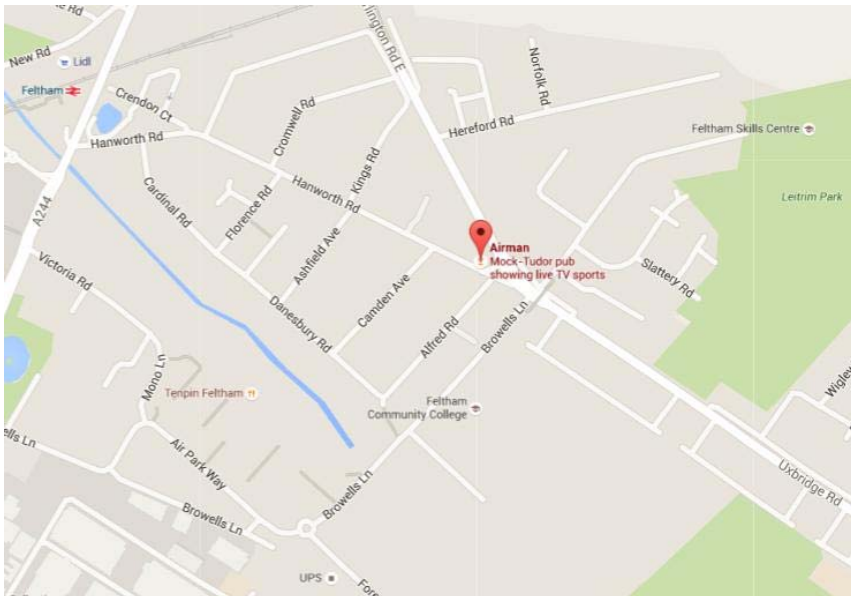
## Viewing

Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information and to arrange a viewing please contact James Grimes or Panayiotis Themistocli on - Tel: 020 7836 7826 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) or [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## EPC

An EPC report is available upon request.



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



NB: The area edged and numbered green has been removed from the title and is not included within this sale.