



TO LET

BAR/ A4/ A3 USE (STP) – New King's Road, London SW6

65 NEW KINGS ROAD, LONDON, SW6 4SG

- Prominent position opposite Eel Brook Common
- Landmark newly-refurbished shell property.
- Ground Floor and Basement lock up, both with excellent floor to ceiling height.
- Pavement table space licence
- Gross internal area circa 288 sq m (3,100 sq ft).

AVAILABLE AS NEW LEASE - Free of all ties

RENTAL OFFERS INVITED in excess of £90,000 pa - (VAT will be applicable)

SUBJECT TO CONTRACT - Sole Letting Agents

LONL369

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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 property is within the London Borough of Hammersmith and Fulham. Opposite Eel Brook Common, fronting the New Kings Road just a few meters from the junction with Wandsworth Bridge Road. The surrounding main roads comprise retail and a large concentration of high value residential accommodation. The immediate area is well serviced by bus routes with a bus terminus and a Santander bike docking station directly outside the pub. The nearest tube stations are Fulham Broadway (District Line) and Parsons Green (District Line), both of which are less than 500m from the pub.

A location plan is attached.

Description

The shell unit forms the ground floor and basement parts of a recently upgraded mansion block. Internally the pub is set out as follows:

Basement	Partitioned customer WC shell ready for fit out with further space allocated for a trade kitchen and ancillary trading space.
Ground floor	The main trading area with excellent floor to ceiling height and natural daylight.

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

Ground Floor	148 sq m (1,594 sq ft)
Basement	140 sq m (1,506 sq ft)
Total	288 sq m (3,100 sq ft)

The above measurements are for guidance purposes only. Floor plans are attached to the particulars.

NB: The floor areas set out are approximate and are 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

The property is connected to all mains services.

Licensing

The property has a Premises Licence permitting the sale of alcohol from 11.00am until 11.00pm Sunday to Wednesday and from 10.00am to midnight Thursday to Saturday.

Planning

From enquiry of the London Borough of Hammersmith and Fulham it is understood that the property is not listed but is situated within the Studdridge Street Conservation Area.

Rating Assessment

The property will need to be reassessed for business rates once it is open and trading. It was historically entered into the 2017 Rating List as a Public House and Premises and had a Rateable Value of £30,000.

Tenure

The ground floor and basement parts are being offered by way of a new lease on a free of tie basis. The term will be for a minimum of 20 years' subject to indexation and rent reviews to open market value every five years. The permitted use will be as A4 (Drinking Establishment) under the Town and Country Planning (Use Classes) Order 1987 (as amended) or A3 (subject to planning consent)

Rental offers are invited on a free of tie basis. VAT will be payable in addition.

Viewing

An open viewing session will take place on:-

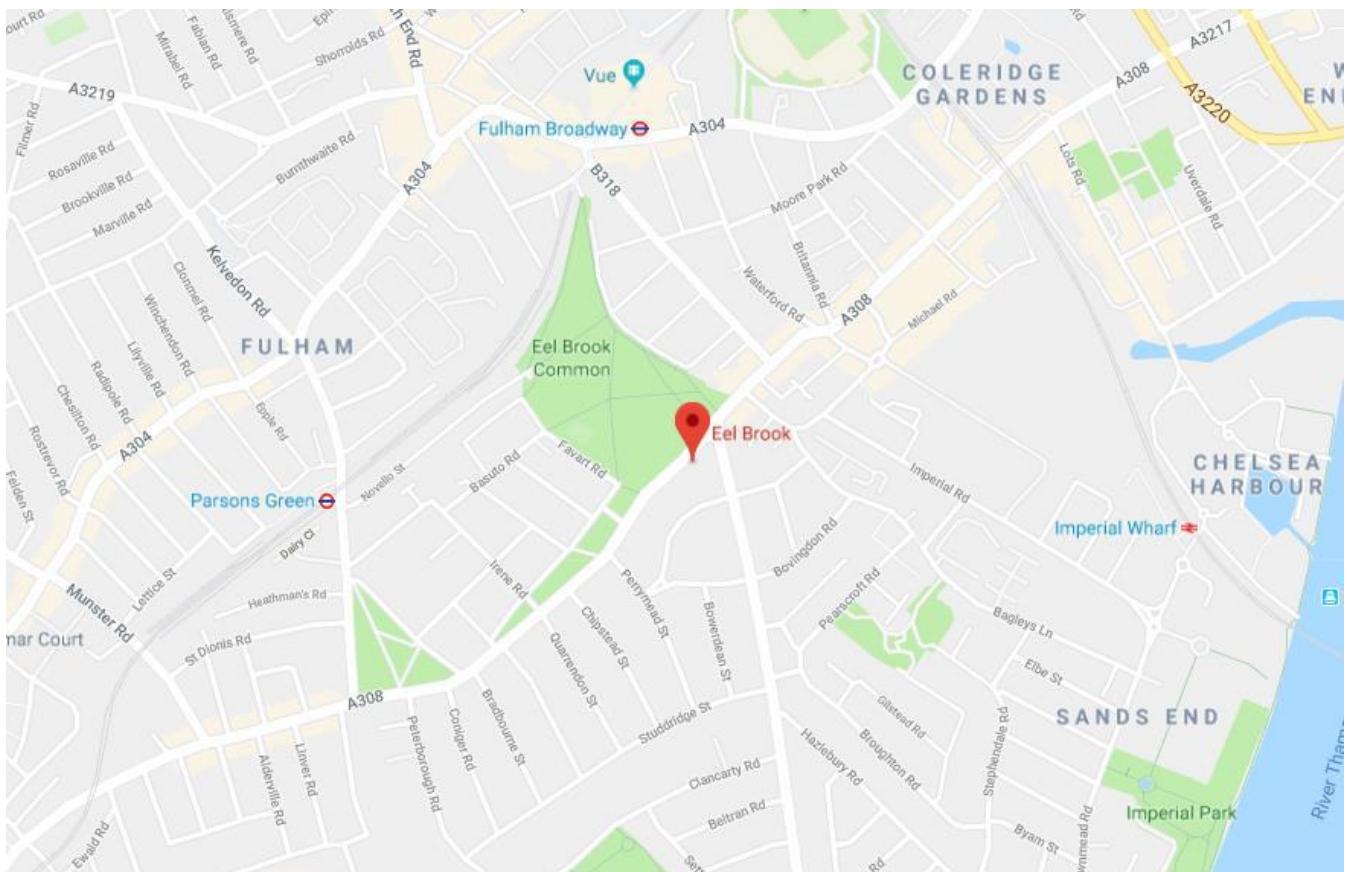
Thursday 27th March 2018 from 11.00am until Midday

For further information, please contact James Grimes or Annabel Magnay on –

Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / annabel.magnay@agg.uk.com

EPC

The pub is to be re EPC'd upon the completion of the tenant fit out.



Google Maps. Not to scale - Provided for indicative purpose

Proposed Floor Plans

