

# FREEHOLD PUB FOR SALE

Kensal Green, London, NW10



## ISLAND, 123 COLLEGE ROAD, KENSAL GREEN, LONDON, NW10 5HA

- Prominent building in an attractive residential area
- Close proximity to both Kensal Rise Station (London Overground) and Kensal Green Station (Bakerloo and London Overground)
- Four split trading levels with self-contained residential accommodation (Circa 5,600 sq ft GIA)
- Trade patio running to front and side of property
- Of interest to operators and investors

**FREEHOLD** – with vacant possession upon completion

**UNCONDITIONAL OFFERS INVITED** (plus VAT if applicable)

**SUBJECT TO CONTRACT** - Sole Selling Rights

LONF570

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### Location

The pub is situated on College Road at its junction with Herbert Gardens, within an area administered by the London Borough of Brent. It lies approximately five miles north west of central London. The immediate area comprises predominately low-rise residential accommodation, with a small parade of local amenity shops opposite.

Kensal Rise (London Overground Line) and Kensal Green (Bakerloo Line and London Overground Line) are both circa 500 metres from the subject property. There is easy road access onto the A40.

### Description

A striking looking end of terrace corner property set out on three split level storeys above basement. There is a trade patio to the front of the property and self-contained access to the residential accommodation at the rear.

Internally the pub is set out as follows:

<b>Basement</b>	Wines/ spirits store; cold room; walk in fridge; boiler room and general ancillary storage. Small trading area. Ladies WC's.
<b>Ground floor</b>	Contemporary trading area with an L shaped bar counter to rear. Managers office. Main dining room.
<b>First floor</b>	Upper dining floor. Open plan commercial kitchen with a dumb waiter.
<b>Second floor</b>	Three double bedrooms, kitchen, lounge, bathroom and separate WC.

<b>Basement</b>	107.6 sq m (1,158 sq ft)
<b>Ground Floor</b>	183.6 sq m (1,976 sq ft)
<b>First Floor</b>	143.0 sq m (1,539 sq ft)
<b>Second Floor</b>	82.9 sq m ( 892 sq ft)
<b>Total</b>	<b>517.1 sq m(5,565 sq ft)</b>

**NB. floor plans are provided at the rear of this document.**

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 Brent it is understood the property has a Premises Licence permitting the sale of alcohol from 10.00am until midnight on Monday to Saturday and from 10.00am until 11.30pm on Sunday.

### Planning

From informal enquiry of the London Borough of Brent it is understood 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 £109,000 effect from April 2017.

### Tenure

Freehold with vacant possession upon completion.

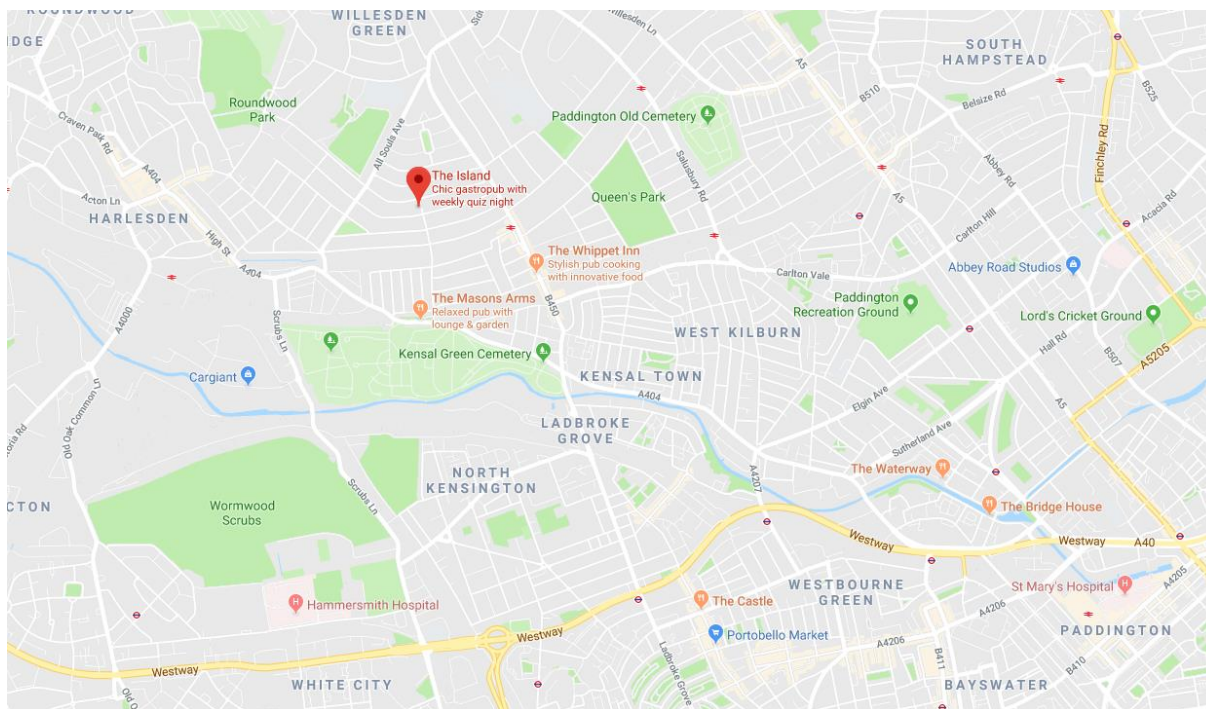
### Basis of Sale

Offers invited for the freehold interest with vacant possession (plus VAT if applicable). Subject to contract.

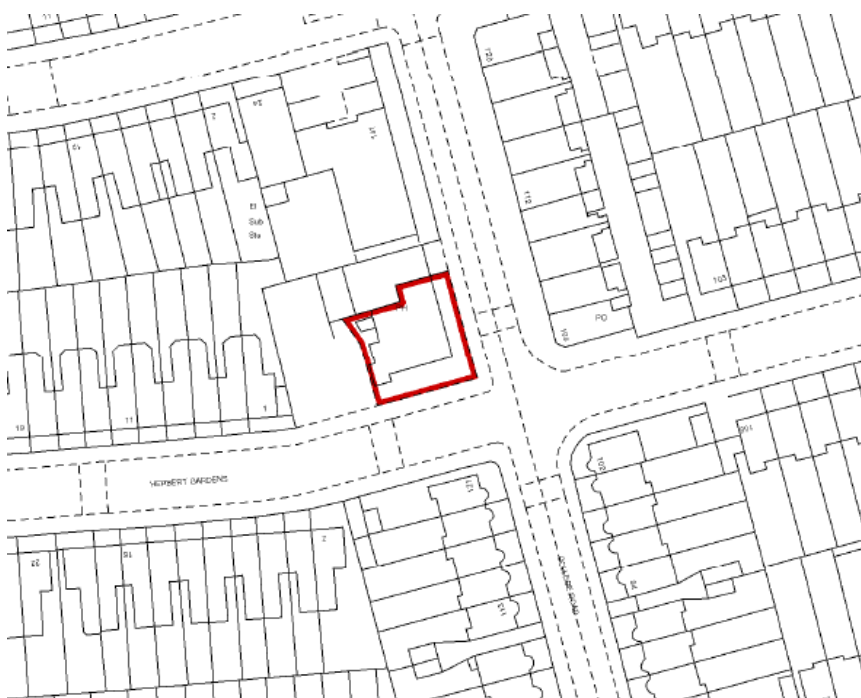
## Viewing

Neither staff nor 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.

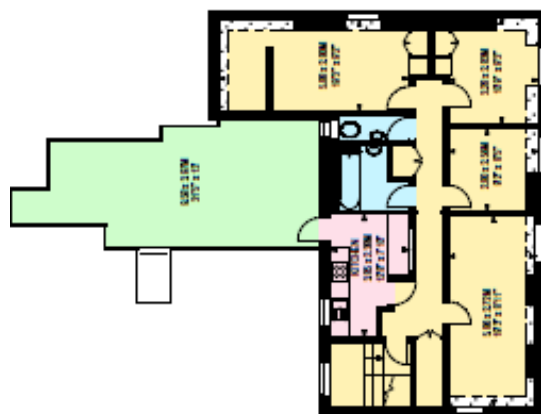
For further information and to arrange a viewing please contact James Grimes or Annabel Magnay on Tel: 020 7836 7826 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) / [annabel.magnay@agg.uk.com](mailto:annabel.magnay@agg.uk.com)



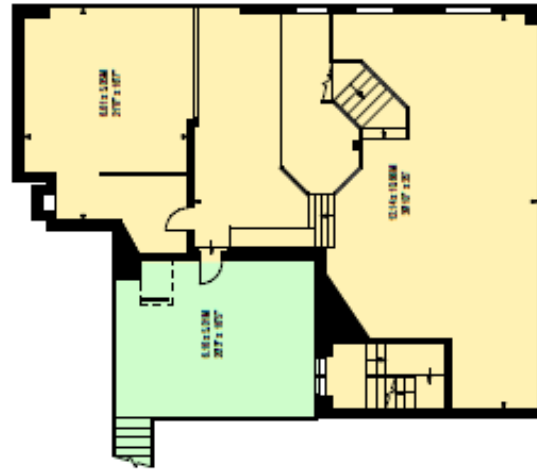
Google Maps. Not to scale - Provided for indicative purpose



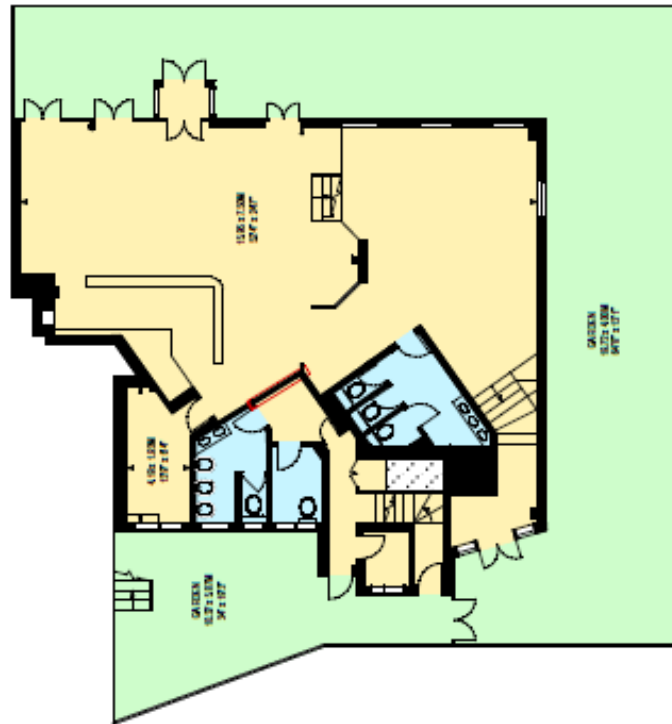
Island Pub,  
College Road,  
Kensal Green, NW10



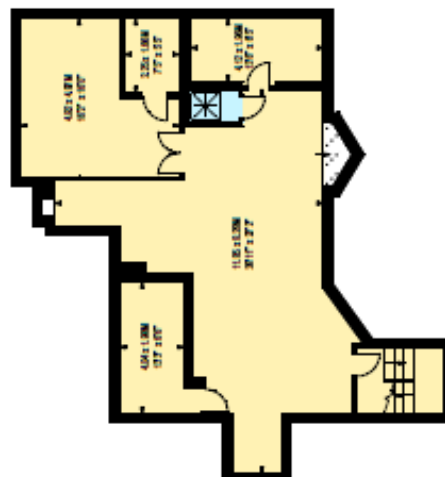
**Second Floor**  
152.6 sq. m / 1632 sq. ft.



**First Floor**  
142.0 sq.m / 1526 sq.ft



Ground Floor  
1922.5 sqm / 1781 sq ft



**Lower Ground Floor**  
1057.0 sq.m / 1136 sq.ft