



**TO LET**  
**Free of Tie Public House**

**METROPOLITAN, 60 GREAT WESTERN ROAD, LONDON, W11 1AB**

- Attractive landmark building on the western edge of the City of Westminster.
- Adjacent to Westbourne Park Underground Station.
- Gross internal area circa 509 sq m (5,476 sq ft).
- Outside area to rear
- Living accommodation on upper floor.

**AVAILABLE AS NEW LEASE** - Free of all ties

**RENTAL OFFERS INVITED** in the region of **£150,000pa** - (VAT will be applicable)

**SUBJECT TO CONTRACT** - Sole Letting Agents

LONL418

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## Location

The pub is situated in the Westbourne Park area of Notting Hill, in an area administered by Westminster City Council. It is approximately 4  $\frac{3}{4}$  kilometres (3 miles) north west of central London, fronts Great Western Road at its junction with Tavistock Road. Westbourne Park Tube Station (Circle/ Hammersmith & City) is one door away from the subject property. The surrounding area compromises mainly residential properties, with a high footfall from the tube station.

A location plan is attached.

## Description

The building is distinctive, set out on three storeys above the basement. There is an outside area to the rear and a roof terrace on the first floor. The top floor is used for domestic purposes.

Internally the pub is set out as follows:

|              |  |
|--------------|--|
| Ground floor | Trading area with a traditional bar, customer WC's.                      |
| First floor  | Private Bar/function room, roof terrace, trade kitchen, customer WC's    |
| Second floor | Living room, two double bedrooms, kitchen and bathroom.                  |
| Basement     | Beer cellar, wines and spirits store, cold room, office, storage/vaults. |

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

|              |                                |
|--------------|--------------------------------|
| Basement     | 164.3 sq m (1,769 sq ft)       |
| Ground Floor | 140.6 sq m (1,513 sq ft)       |
| First Floor  | 115.1 sq m (1,239 sq ft)       |
| Second Floor | 88.7 sq m ( 955 sq ft)         |
| <b>Total</b> | <b>509 sq m ( 5,476 sq ft)</b> |

The above measurements are for guidance purposes only.

Using the online Promap measuring service the approximate building footprint is calculated to be: -

|           |                           |
|-----------|---------------------------|
| Site Area | 267.65 sq m (2,881 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

The Premises Licence permits the sale of alcohol from 10.00am until 11.30pm Monday to Thursday, from 10.00am until midnight Friday and Saturday and from 10.00am until 10.30pm on Sunday.

## Planning

From informal enquiry of Westminster City Council, it has been established that the property is not listed however it does fall within the Aldridge Road Villas & Leamington Road Villas Conservation Area

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £114,000.

## Tenure

The whole building is being offered by way of a new lease on a free of tie basis. The term will be for a minimum of 20 years, outside of the Landlord and Tenant Act 1954 and subject to rent reviews at the open market value every five years.

**Rental offers are invited on a free of tie basis.**

## Viewing

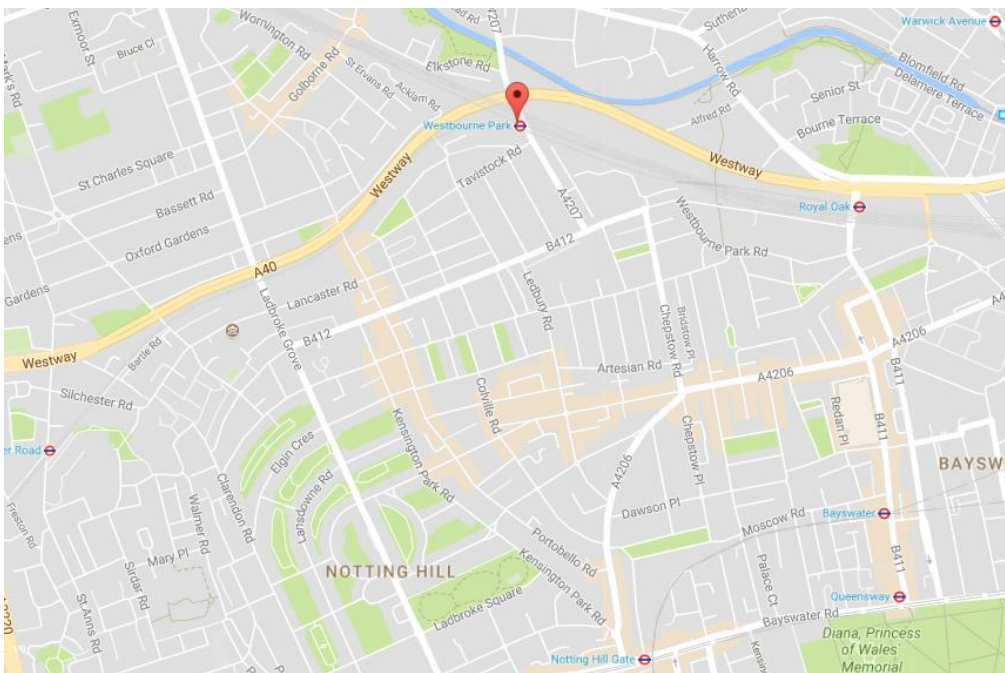
Viewings should be arranged by appointment only.

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

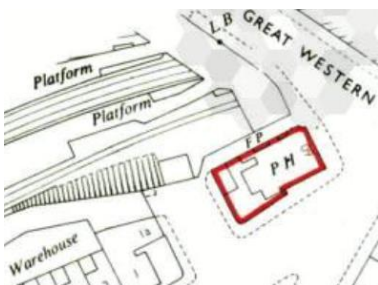
Tel: 020 7836 7826 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) / [annabel.magnay@agg.uk.com](mailto:annabel.magnay@agg.uk.com)

## EPC

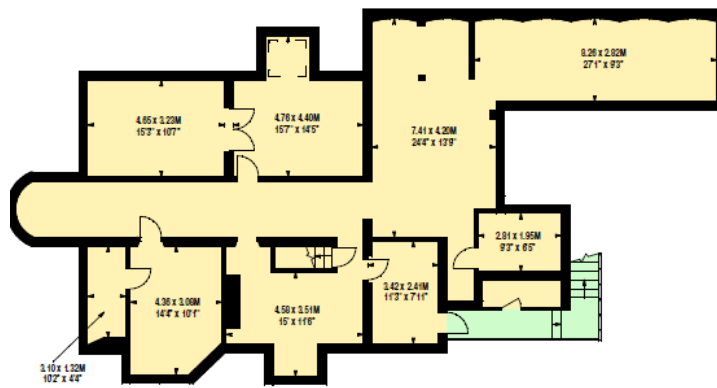
An EPC report is available upon request.



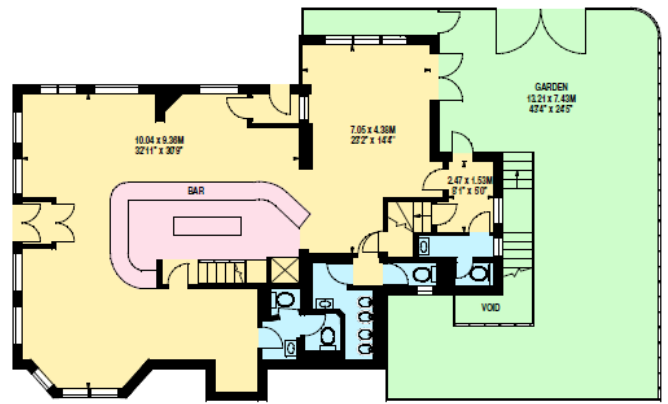
Google Maps. Not to scale - Provided for indicative purpose



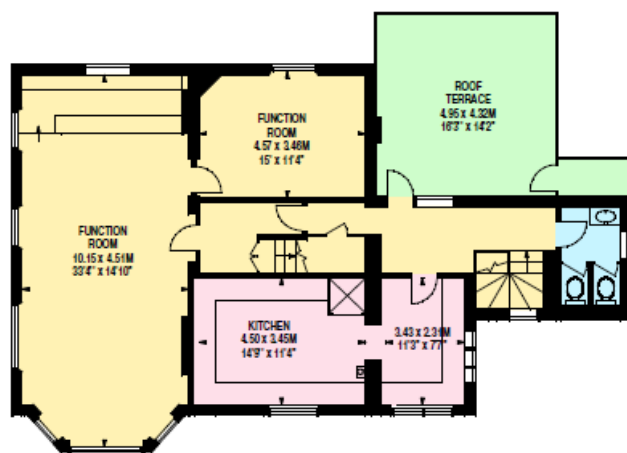
## Floor Plans



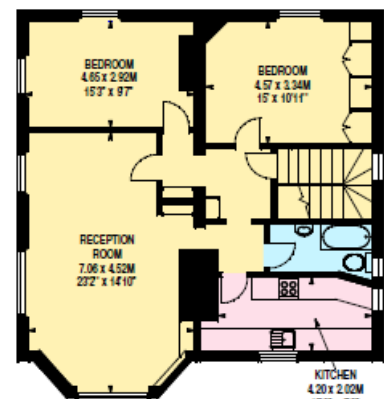
Lower Ground Floor  
184.3 sq m / 1789 sq ft



Ground Floor  
140.6 sq m / 1513 sq ft



First Floor  
115.1 sq m / 1239 sq ft



Second Floor  
98.7 sq m / 965 sq ft