



## FREEHOLD PUB FOR SALE

Hayes, Middlesex

### **CARPENTERS ARMS, 1370 UXBRIDGE ROAD, HAYES, MIDDLESEX, UB4 8JJ**

- Site area of approximately 1,871 sq m (0.46 acres).
- Main road position at traffic lights junction.
- Large pub with car park to rear
- Late Premises Licence.

**FREEHOLD** - with vacant possession upon completion

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

**SUBJECT TO CONTRACT** sole selling rights

LONF583

**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 • M.L. Penfold BSc(Hons) 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 fronts Uxbridge Road (A4020) at its junction with Hewens Road in a predominately residential area. Uxbridge town centre is approximately 2.4 miles to the north west and London Heathrow airport 3.3 miles to the south. There are various commercial and retail activities all along the Uxbridge Road.

A location plan is attached.

**Description**

A two storey detached building with various single storey extensions to the side and rear. Two points of vehicular access onto the site from both Hewens Road and Uxbridge Road.

**Basement** Chilled beer store and ancillary storage.

**Ground floor** Large trading area with a central bar servery and a games area to the rear. Trade kitchen and customer WC's.

**First floor** Managers accommodation comprising;- living room; double bedroom; bathroom / WC; managers office

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

**Building Footprint** 300 sq m (3,229 sq ft)

**Site Area** 1,871 sq m (0.46 acres)

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 London Borough of Hillingdon, it is understood that the property has a Premises Licence permitting the sale of alcohol on Sunday to Thursday from 11:00am until midnight; on Friday and Saturday from 11:00am until 01.00am.

**Planning**

From enquiry of the London Borough of Hillingdon the property is not listed or within a conservation area.

**Rating Assessment**

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

**Tenure**

Freehold with vacant possession upon completion.

**Basis of Sale**

Offers are invited on an unconditional basis (VAT is applicable in addition).

## 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.

An open viewing session will take place on the following day: -

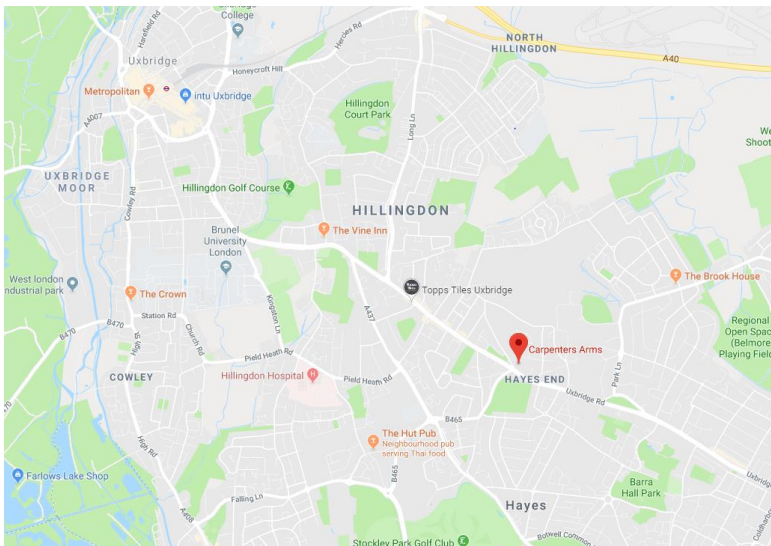
**Tuesday 11<sup>th</sup> June 2019 from 10.00am – 11.00am**

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)

## EPC

An EPC report is available upon request.



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

