

FREEHOLD PUB FOR SALE

MORTLAKE, LONDON, SW14



JOLLY GARDENERS, 36 LOWER RICHMOND ROAD, LONDON, SW14 7EX

- In popular south west London location.
- Adjacent a former brewery site which is set for extensive redevelopment.
- Enclosed 'secret' beer garden to side.
- Gross internal area circa 5,000 sq ft.
- Of interest to pub and bar operators and investors.

FREEHOLD WITH VACANT POSSESSION

SUBJECT TO CONTRACT (Sole selling rights)

OFFERS INVITED IN REGION OF £1 MILLION + VAT

LONF654

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Location

The immediate area is home to the former Stag Brewery which is the subject of an emerging redevelopment scheme comprising a range of uses including 1,071 residential units, retail, office, a school and cinema. The property fronts A3003 circa one quarter mile east of its intersection with A316 and A205 South Circular intersection. Mortlake train station is approximately one quarter mile to the south. A mixture of commercial and residential land uses exists within the immediate area.

A location plan is attached.

Description

A detached three storey building above basement with exposed brick and tiled elevations beneath a mansard roof. Trade garden to side. Total plot size circa 0.07 of an acre.

The accommodation can be summarised as follows:-

Ground floor Main bar to front with sizeable function room to side. Customer toilets.

First floor Managers accommodation including three double beds; kitchen and toilet.

Second floor Additional four double beds; bathroom.

Basement Cellarage and storage.

It has been ascertained that the property has a gross internal area of 465 sq m (4,995 sq ft) and a total site area of 280 sq m (3,013 sq ft).

Ground Floor	175 sq m (1,878 sq ft)
Basement	100 sq m (1,073 sq ft)
First Floor	97 sq m (1,047 sq ft)
Second Floor	<u>93 sq m (997 sq ft)</u>
Total	465 sq m (4,995 sq ft)

NB: The areas set out are approximate and 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.

Planning

From informal enquiries it has been established from the London Borough of Richmond that the property is not listed but is situated within the Mortlake Green Conservation Area.

Licensing

The Premises Licence permits the sale of alcohol 10:00am until midnight Sunday to Thursday and from 10:00am until 1:00am on Friday and Saturday.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £14,600. With effect from 1st April 2023, the reassessed RV will be £7,800.

Tenure

The pub is held freehold and is being sold with full vacant possession upon completion.

Viewing and Further Information

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. **An open viewing session will be held on Tuesday 10th January between 10:00am-11:00am.**

Guide Price and Basis of Sale

Unconditional offers are invited for the freehold interest with vacant possession upon completion. Guide price £1 million + VAT. NB:- the trade inventory is not included but anything left on site at completion will form part of the sale and no inventory list will be provided.

For further information or to view please contact James Grimes on T: 0207 836 7826 or E: james.grimes@agg.uk.com.

Location Plan

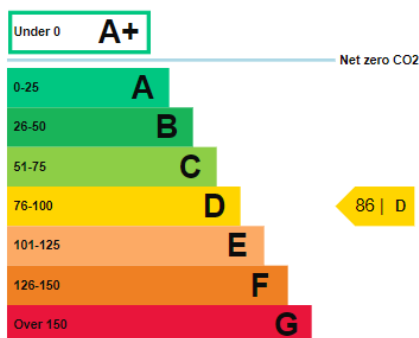


Source: Google Maps. Not to scale - Provided for indicative purposes only.

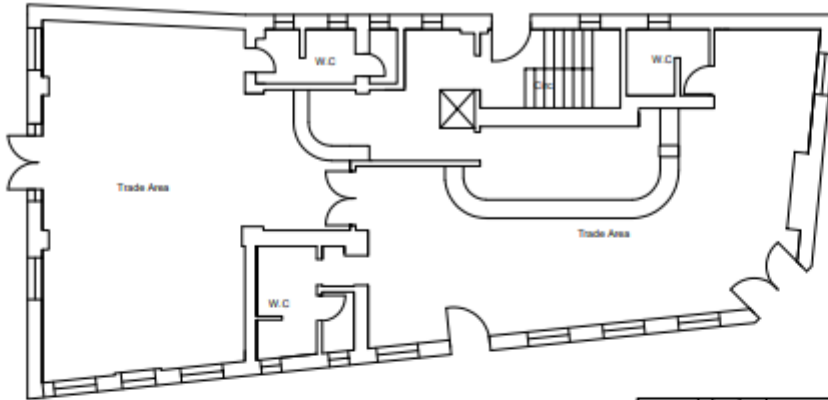
EPC

Energy efficiency rating for this property

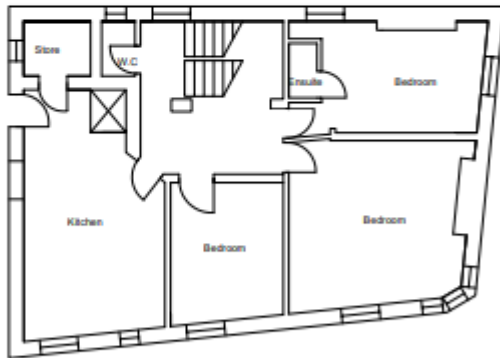
This property's current energy rating is D.



Floor Plans



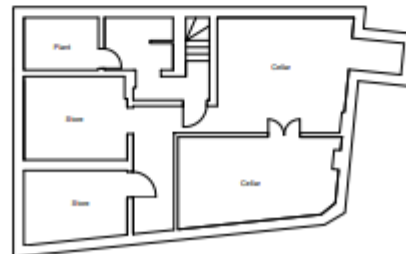
Ground Floor



First Floor



Second Floor



Basement

(Not to scale, provided for indicative purposes only).



Source: Promap. Not to scale - provided for indicative purposes only.