

## FREEHOLD PUB FOR SALE WEST KENSINGTON



### CLARENCE, 148 NORTH END ROAD, LONDON W14 9PP

- Popular West London location.
- Substantial property exceeding 7,000 sq. ft GIA including eight bedrooms above.
- Potential to convert / develop upper parts into alternative uses (subject to consents).

### FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION

UNCONDITIONAL OFFERS INVITED - (plus VAT if applicable)

SUBJECT TO CONTRACT sole selling agents

LONF655

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## Location

The property is situated in the London Borough of Hammersmith and Fulham, approximately 250 metres south of West Kensington tube station and adjoining A4 West Cromwell Road, in an area of mixed commercial and residential land uses. It fronts North End Road at its junction with May Street.

A location plan is attached.

## Description

An extensive, detached three storey building over basement, of late Victorian style, with painted rendered elevations and parapet wall to roof. Trade terrace to rear together with off street parking for two vehicles.

Internally the pub is set out as follows:

- Ground Floor** Two bars with interconnecting servery and customer toilets. Excellent floor to ceiling height and natural daylight throughout.
- First Floor** Separate access from street level to residential accommodation comprising a kitchen; pantry; manager's office; living room; two double bedrooms; and two toilets.
- Second Floor** Six double bedrooms including x3 en suite; living room; bathroom; WC.
- Basement** Extensive storage including a chilled beer store and wines and spirits store.

The pub has the following approximate gross internal areas:-

<b>Lower Ground Floor</b>	149 sq m (1,607 sq ft)
<b>Ground Floor</b>	179 sq m (1,929 sq ft)
<b>First Floor</b>	162 sq m (1,750 sq ft)
<b>Second Floor</b>	167 sq m (1,800 sq ft)
<b>Total</b>	<b>658 sq m (7,086 sq ft)</b>
<b>Trade Patio</b>	182 sq m (1,958 sq ft)

NB: The floor areas set out 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 informal enquiry of Hammersmith & Fulham Council, it is understood that the property has a Premises Licence permitting the sale of alcohol Monday to Saturday from 10:00am – Midnight.

## Planning

From enquiry of London Borough of Hammersmith & Fulham we have been advised that the property is not listed but lies within Baron's Court Conservation Area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £12,800.

With effect from 1<sup>st</sup> April 2023, the reassessed RV will be £7,950.

## Basis of Sale

Offers invited for the freehold interest with vacant possession upon completion.

VAT is payable in addition.

## Viewing

For further information please contact James Grimes or Michael Penfold Tel: 020 7836 7826 or email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) / [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)

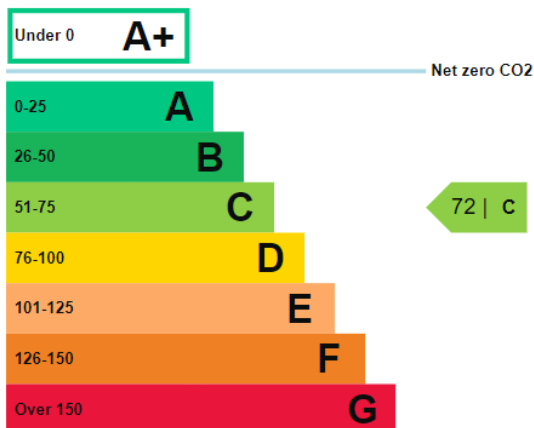
## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## EPC

### Energy efficiency rating for this property

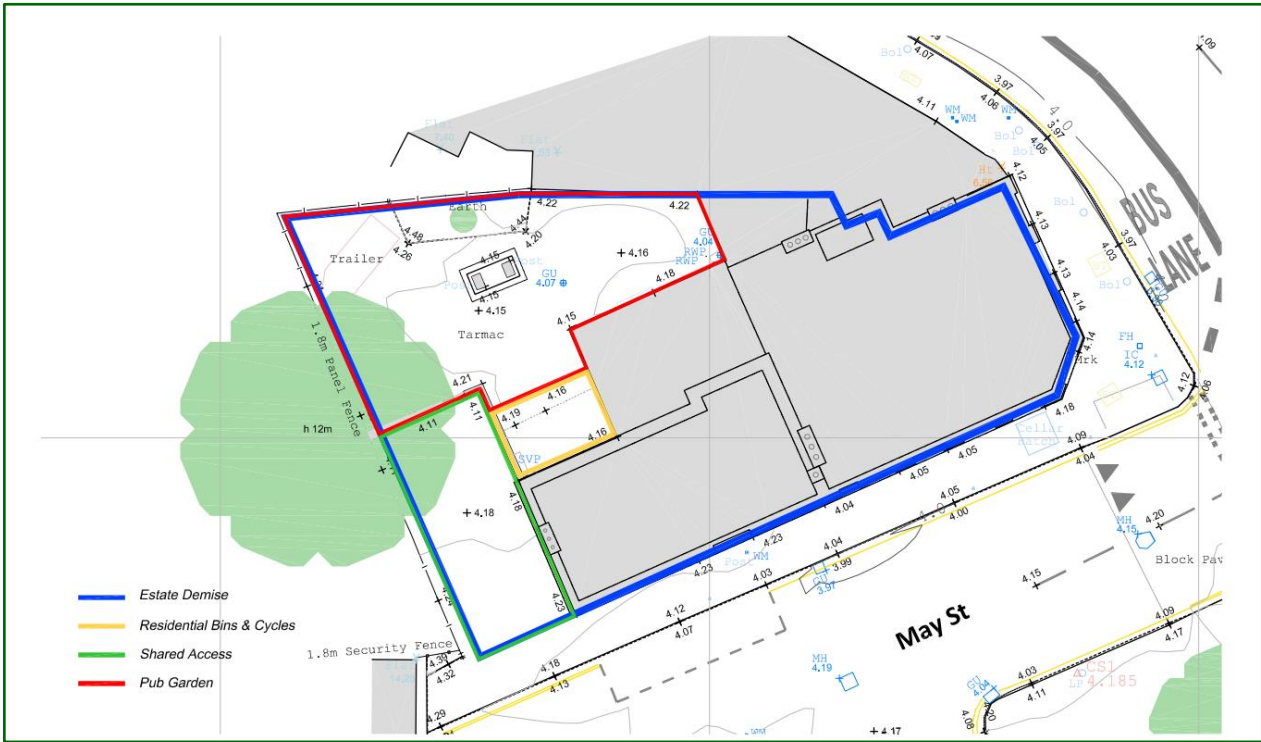
This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

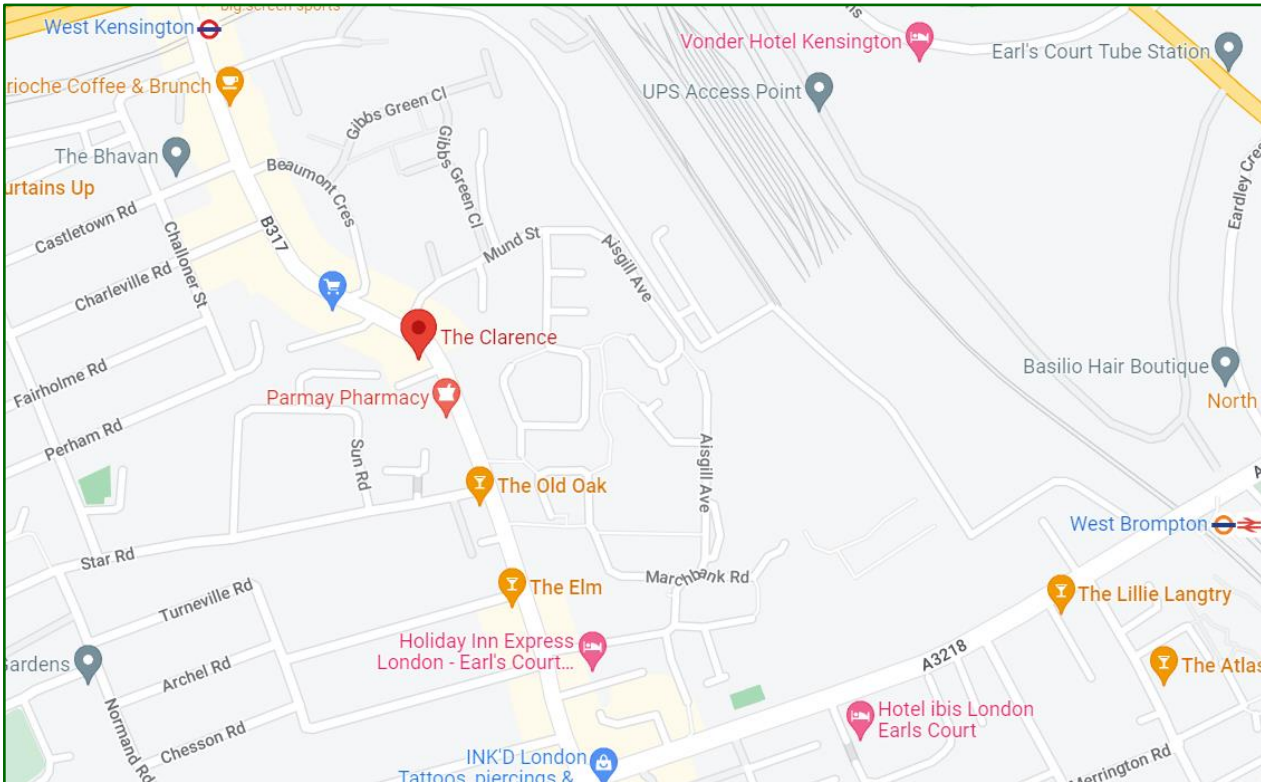
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## Site Plan



Not to scale - Provided for indicative purposes only.

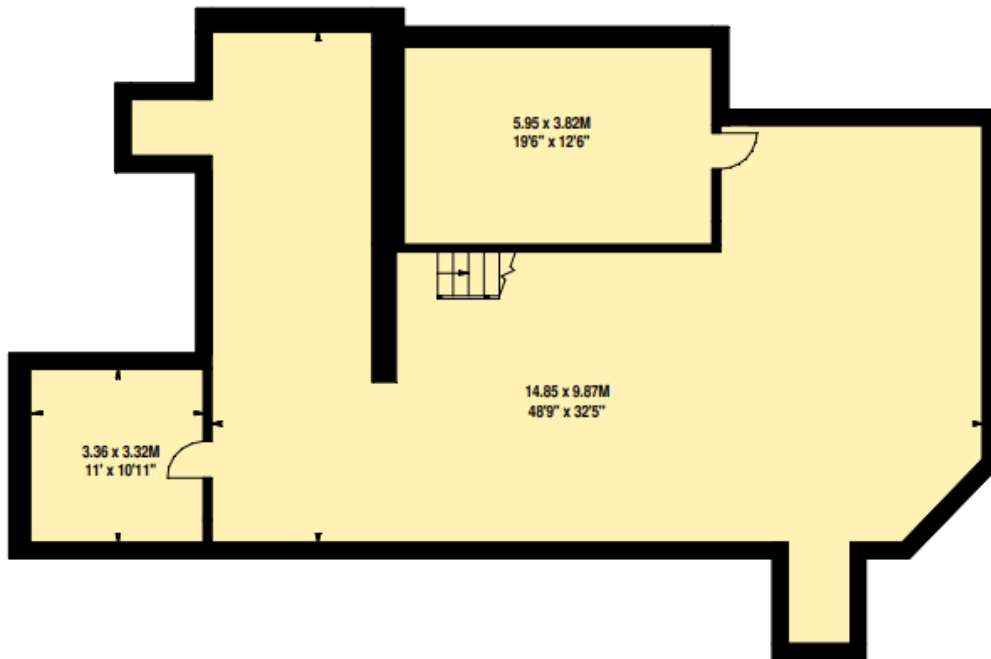
## Location



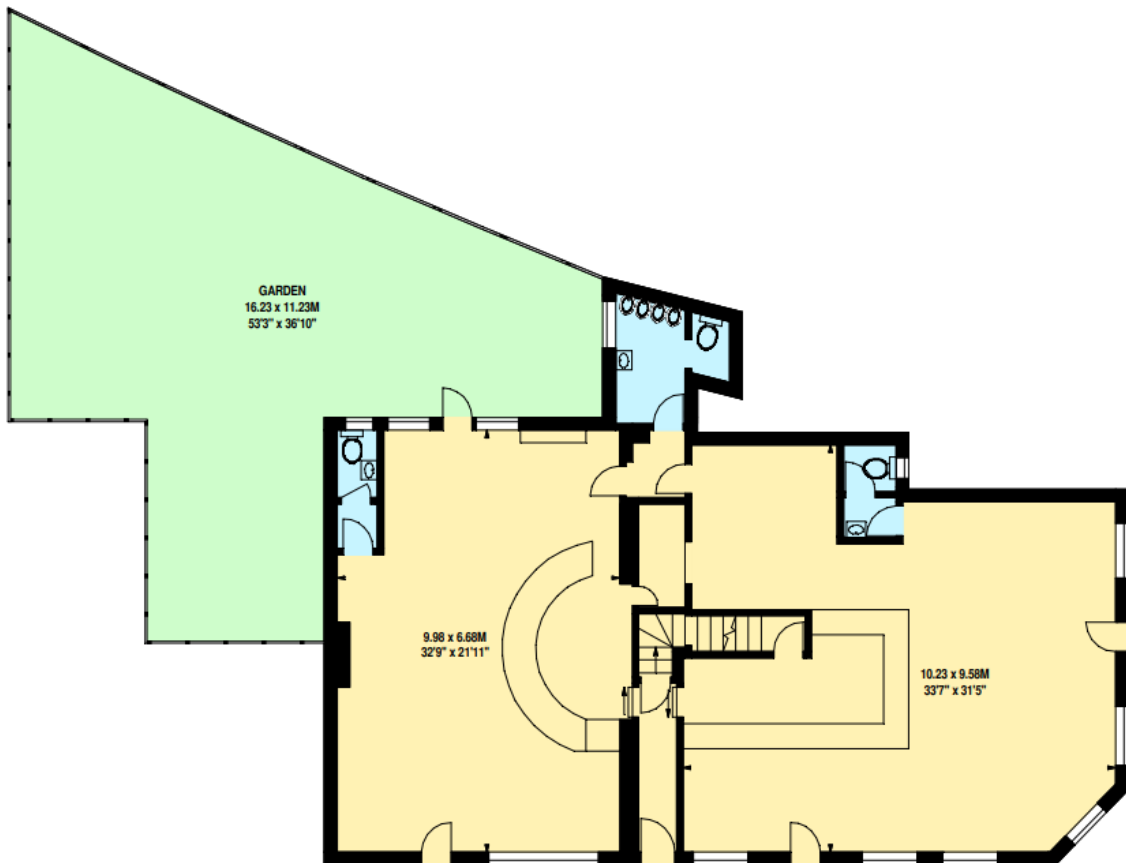
Source: Google Maps. Not to scale - Provided for indicative purposes only.



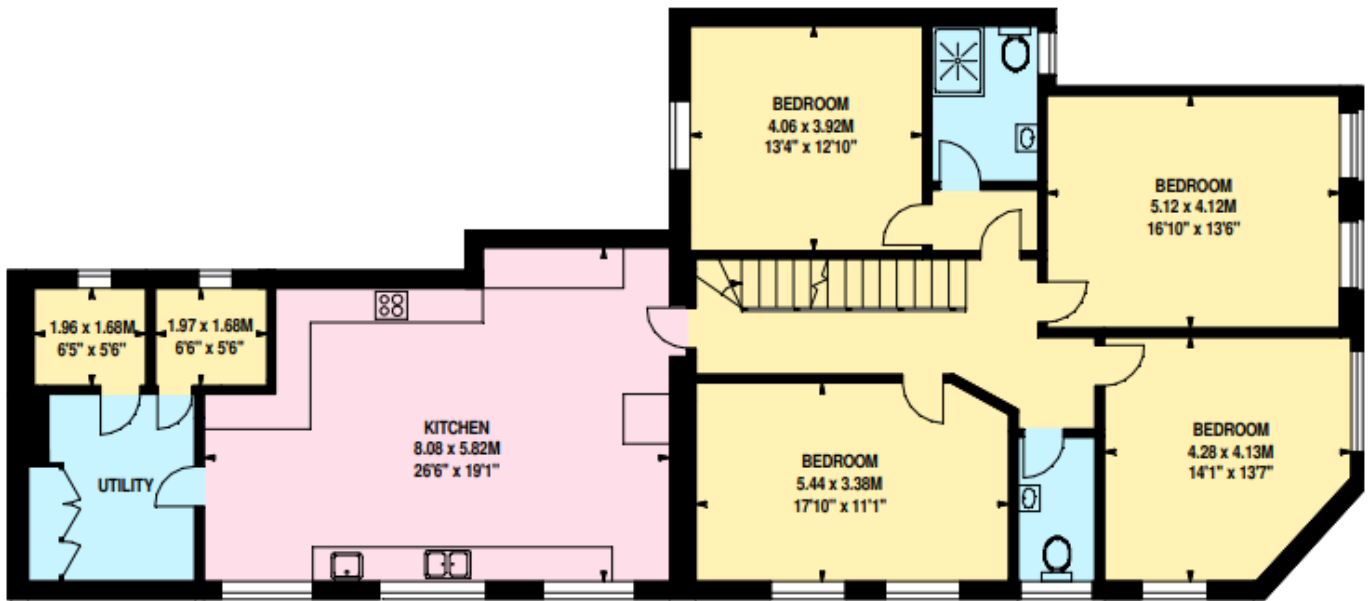
## Floor Plans



**Lower Ground Floor**  
149.3 sq m / 1607 sq ft

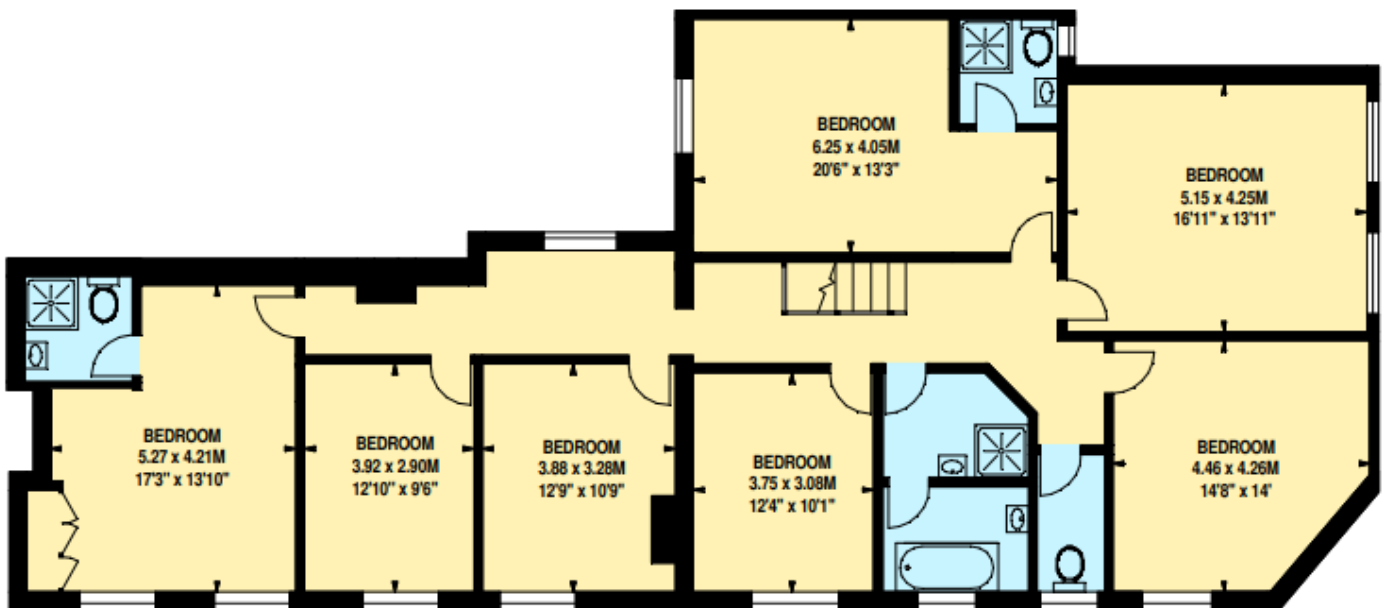


**Ground Floor**  
179.2 sq m / 1929 sq ft



### First Floor

162.6 sq m / 1750 sq ft



### Second Floor

167.2 sq m / 1800 sq ft