

FREEHOLD PUB FOR SALE FULHAM



ELM, 206 NORTH END ROAD, LONDON W14 9NX

- Of interest to investors and operators.
- Bustling pitch close to street market.
- Popular Fulham location.
- Outdoor customer terrace.

FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION

UNCONDITIONAL OFFERS INVITED - (plus VAT if applicable)

SUBJECT TO CONTRACT sole selling agents

LONF656

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors: 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
Associate Director: P.A. Themistocli BSc (Hons) MRICS

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Location

The pub fronts North End Road, at its junction with Archel Road in the heart of Fulham, located broadly equidistant between the train/ tube stations of West Kensington one half kilometre to the north and West Brompton to the east. The property is immediately surrounded by mixed retail and commercial accommodation with high value residential housing to side streets.

A location plan is attached.

Description

An attractive, end of terrace, late Victorian style property with exposed brick elevations beneath a parapet wall to roof. Small single storey extension to rear adjoining trade.

Internally the pub is set out as follows:

- Ground floor** Contemporary saloon bar with excellent natural daylight and side counter. Ladies and Gents customer toilets
- First floor** Used for domestic purposes and comprising a living room; kitchen area; double bedroom; WC/ shower. Emergency external staircase to rear
- Second Floor** Bathroom; three double bedrooms.
- Basement** Chilled beer store with additional storage

The pub has the following approximate gross internal areas:-

Ground Floor	79 sq m (853 sq ft)
Basement	58 sq m (629 sq ft)
First Floor	56 sq m (609 sq ft)
Second Floor	58 sq m (628 sq ft)
Total	252 sq m (2,719 sq ft)
Trade Patio	65 sq m (700 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 Sunday to Thursday from 10:00am-11:00pm and Friday & Saturday from 10:00am-Midnight.

Planning

From enquiry of London Borough of Hammersmith & Fulham we have been advised that the property is not listed and not in a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £25,800.

With effect from 1st April 2023, the reassessed RV will be £22,000.

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 / michael.penfold@agg.uk.com

An opening viewing session will take place on Friday 20th January, 11.15am-12.15pm.

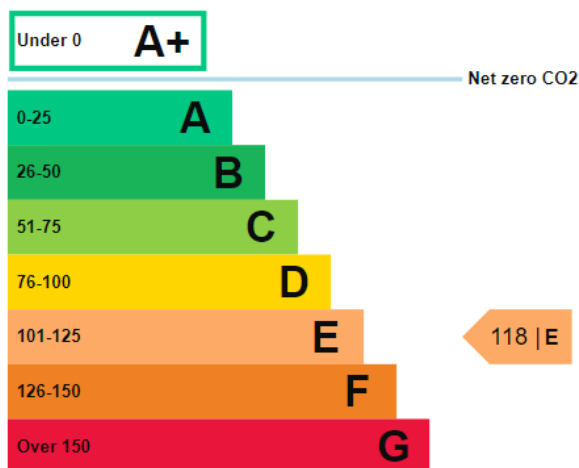
Money Laundering

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

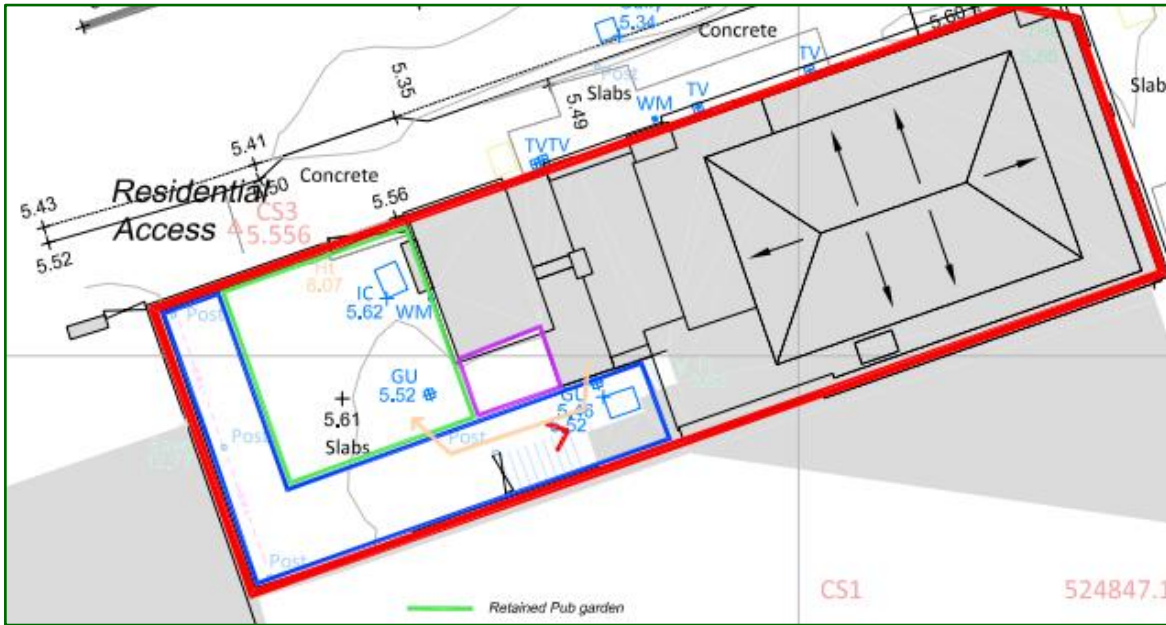
This property's current energy rating is E.



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

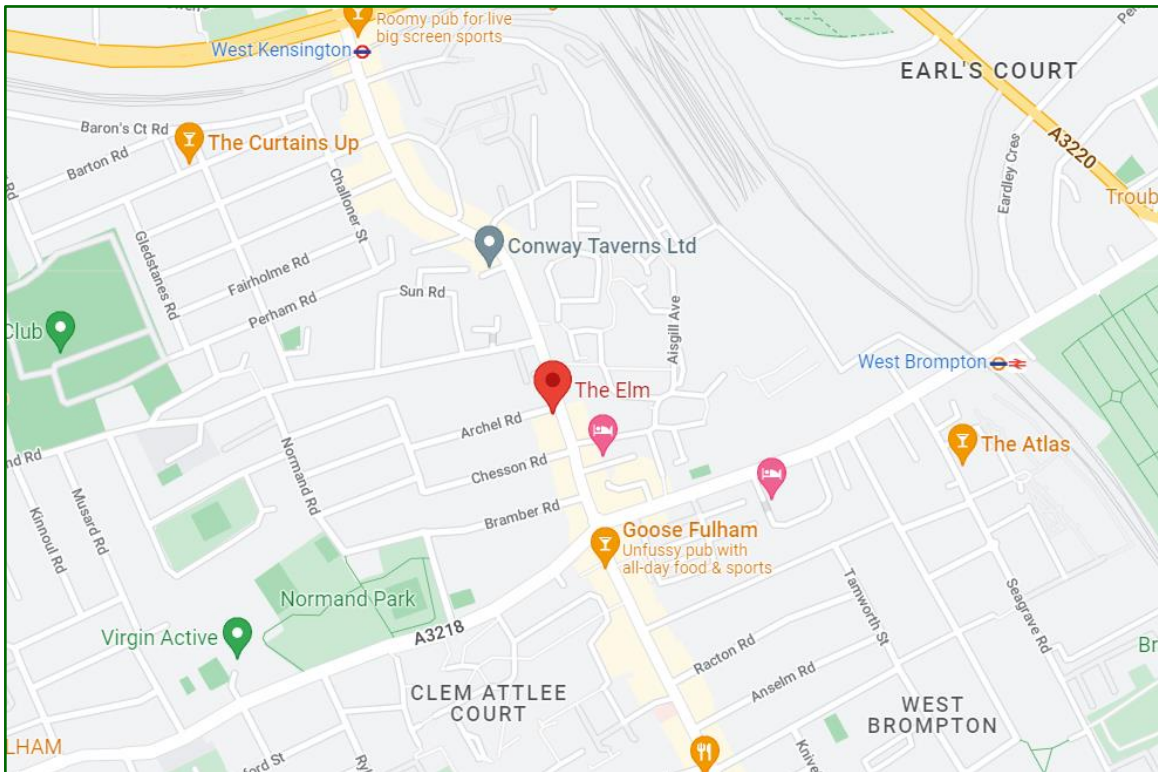
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Site Plan



Not to scale - Provided for indicative purposes only.

Location



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

Floor Plans

