

AG&G

THE RAM INN

68 HIGH STREET, WANDSWORTH, LONDON, SW18 4LB



THE RAM INN

SUMMARY

FREEHOLD PUB FOR SALE

- Landmark Grade II listed building facing the town centre
- Adjacent to new Ram Quarter Development (the former brewery site)
- Licensed to sell alcohol until 2:00am at weekends
- Potential to add to outdoor customer area
- Gross internal area circa 7,000 sq ft

FREEHOLD VACANT POSSESSION

OFFERS INVITED IN THE REGION OF
£2 million + VAT

SUBJECT TO CONTRACT

Sole Selling Rights

LONF663



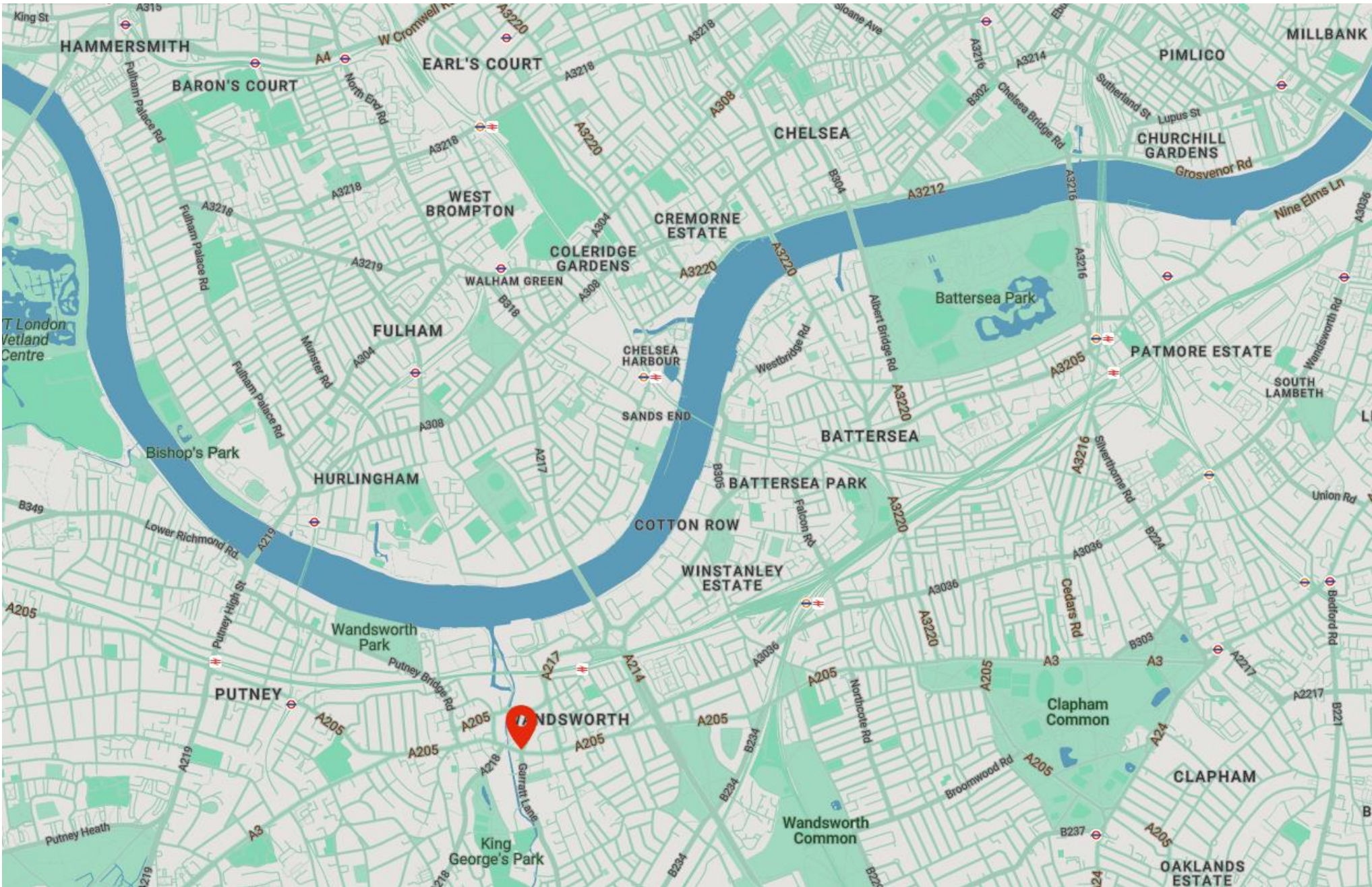
LOCATION

Fronting the busy town centre gyratory system (A205), forming part of the Ram Quarter in a thriving retail and leisure location.

The pub faces the newly updated Southside Centre which houses occupiers such as Cineworld; Gravity; Pret; and Waitrose. The newly developed Ram Quarter sits at the rear with luxury high rise residential units as well as additional retail.

Wandsworth Town Station lies circa 500 metres to the northeast which provide frequent and direct services into central London (Waterloo Station) with a journey time of under 15 minutes.

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All maps provided are not to scale and are provided for indicative purposes only.

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DESCRIPTION

A landmark end terrace three storey corner property above basement with ornate tiling to ground floor elevations beneath a pitched roof. Large covered secure yard together with small smoking yard to either side.

According to online measuring devices the approximate areas are as follows:-

Ground floor	205 sq m (2,205 sq ft)
Basement	128 sq m (1,377 sq ft)
First floor	197 sq m (2,119 sq ft)
Second	103 sq m (1,108 sq ft)
Total	633 sq m (6,830 sq ft)

Site Area **346 sq m (3,722 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.

Internally the pub is set out as follows:-

Basement

Cellarage and storage. Gents toilets; managers office; and boiler room.

Ground floor

Main bar area partially divided into sections and including a separate, feature brewing plant room to side. Excellent levels of natural daylight throughout. The area retains various heritage architectural feature and has seating for circa 75 covers. Ladies toilets. Two staircases serve the upper floors.

First floor

Additional bar, set up as a contemporary indoor 'garden room' with side server. Ladies toilets. Commercial kitchen. Managers bedsit with kitchen, living room/bedroom, shower/WC.

Second floor

Three double beds; bathroom; kitchen; small separate bedsit.

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SERVICES

We are advised that the property is connected to all mains services.

LICENSING

From informal enquiry of the London Borough of Wandsworth, it is understood that the property has a Premises Licence permitting the sale of alcohol Sunday to Thursday from 9:00am until midnight and Friday and Saturday from 9:00am until 2:00am.

PLANNING

We have been advised that the property is Grade II statutory listed and is situated within the Wandsworth Town Conservation Area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

EPC

An EPC will be made available to interested parties shortly.

RATING ASSESSMENT

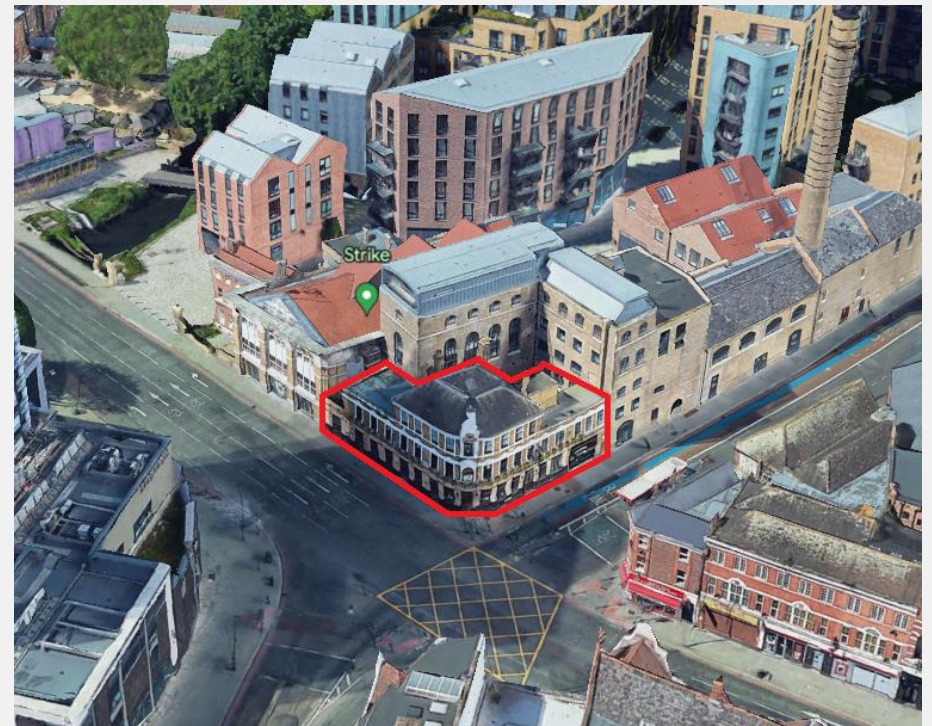
The property is listed as a Public House & Premises and has a rateable value of £14,100 with effect from April 2023.

BASIS OF SALE

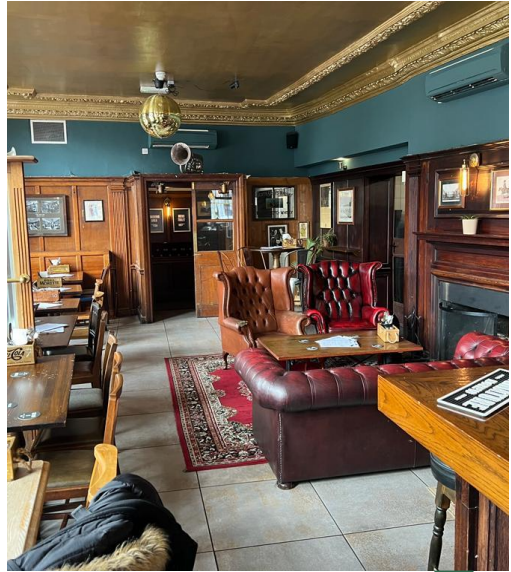
Inviting unconditional offers for the freehold interest with vacant possession upon completion.
Guide price £2 million + VAT.

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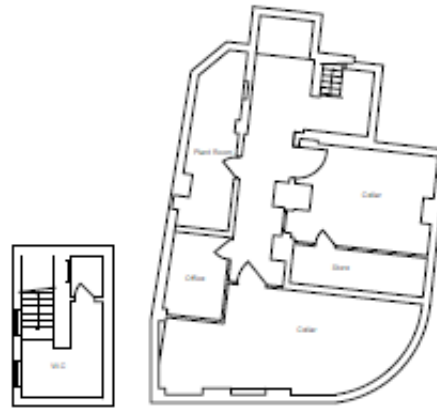
THE RAM INN SITE PLAN



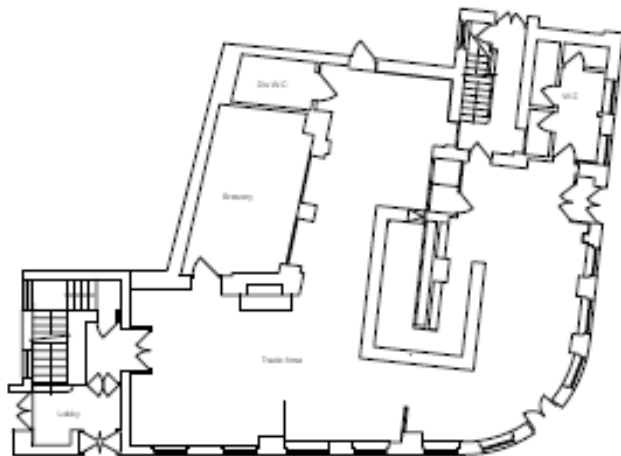
The above site plan is not to scale and is provided for indicative purposes only (source Promap).
All red lines drawn are provided for indicative purposes only.



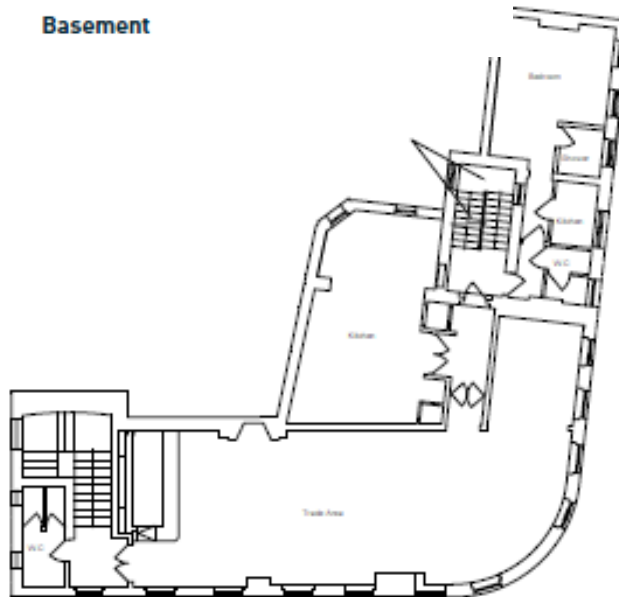
THE RAM INN PLANS



Basement



Ground Floor



First Floor



Second Floor

The above plans are not to scale and is provided for indicative purposes only..

VIEWINGS & FURTHER INFORMATION

A customer inspection is encouraged. Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.

A viewing has been arranged for Wednesday 14th June 2023 from 10:00am until 11:00am. If you wish to attend, please contact AG&G.

PLEASE CONTACT:

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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.

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