

AG&G

# EALING PARK TAVERN

222 SOUTH EALING ROAD, LONDON, W5 4RL



# EALING PARK TAVERN SUMMARY

- Attractive, prominent pub with many period features
- Approx. 600 m from South Ealing Station and circa 700 metres from University of West London (St Mary's Campus).
- Licensed to sell alcohol until 11:30pm every day
- Planning permission granted to develop a house and eight flats above the existing public house.
- May suit alternative uses, subject to obtaining the necessary consents (i.e. hotel use).

**FOR SALE WITH VACANT POSSESSION  
OFFERS INVITED  
SUBJECT TO CONTRACT**

LONF667



(Source: Google)

# LOCATION

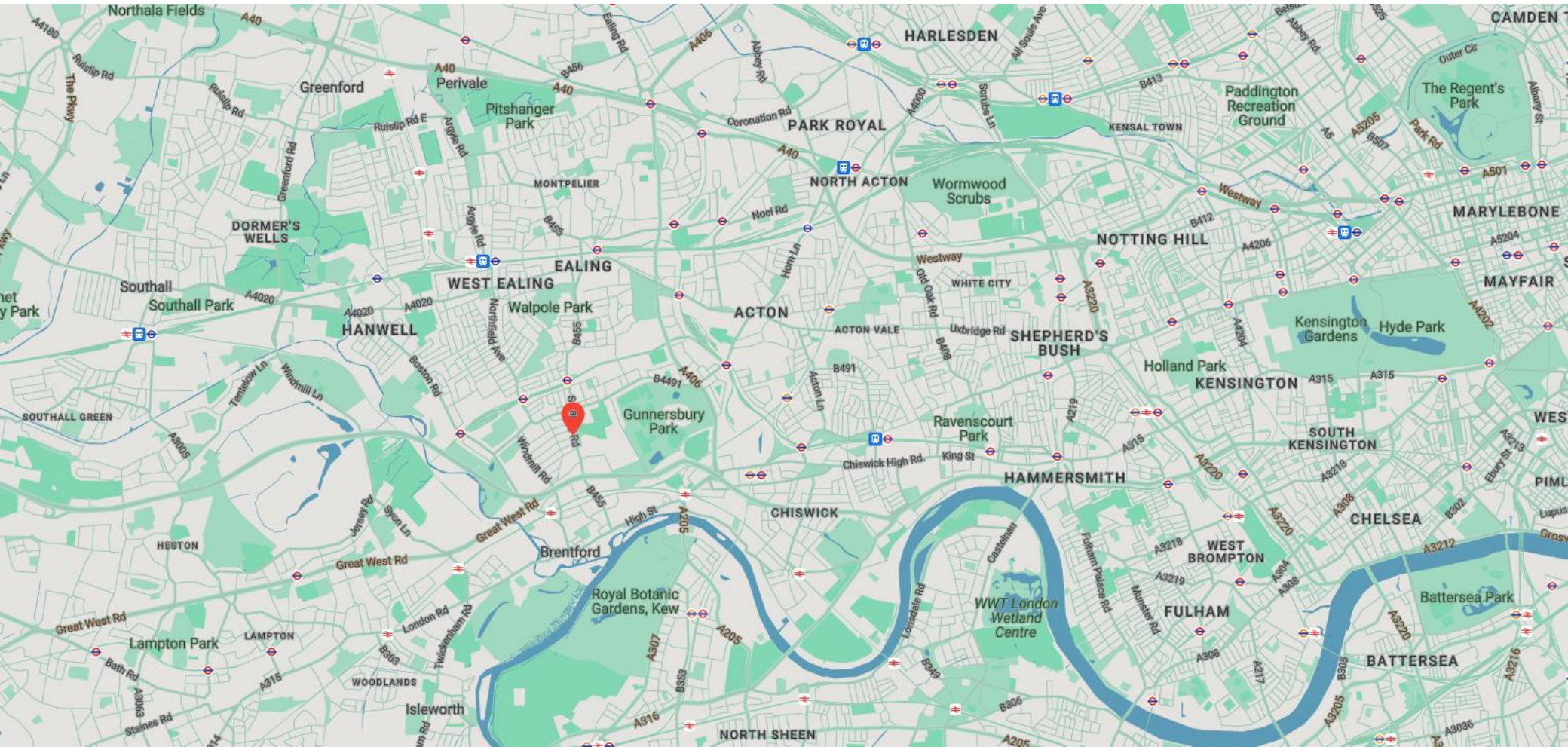
**Less just over 500 metres to the south of South Ealing Station and less than 2km south of Ealing.**

South Ealing is an affluent suburb area of west London situated circa 12 ¼ Km (7 ½ miles) west of central London (Trafalgar Square).

The area is well serviced by public transport with South Ealing Underground Station (Piccadilly Line) a short walking distance to the north which provides regular services into central London with a journey time of around 25 minutes.

The Ealing Park Tavern is a landmark property which occupies a prominent corner and is surrounded by a mixture of commercial and residential accommodation with an attractive, sought after residential neighbourhood located just off the main road.

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

# EALING PARK TAVERN

## DESCRIPTION

A rare example of a late-Victorian suburban pub bearing the distinct influence of early public house designs of the 1880s.

Internally the pub is set out as follows:-

### Ground floor

Sizable ground floor trading area fitted with bar severy, separate dining room with large open plan trade kitchen and ancillary storage areas.

### First floor

Four rooms, former shower room with wc, former kitchen and former shower room and separate wc.

### Second floor

Four rooms, former kitchen and a former bathroom with wc.

### Basement

Former cold beer storage area with ancillary storage area

According to Nimbus Maps the total site area is approximately 0.2 of an acre or 810 sq m (8,715 sq ft) with total building footprints of 441 sq m (4,750 sq ft).

NB: AG&G have not measured the property. 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.

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## EALING PARK TAVERN

# LICENSING

From informal enquiry of the London Borough of Ealing, it is understood that the property has a Premises Licence permits the sale of alcohol from 8:00am until 11:30pm every day.

# PLANNING CONSENT

The property is Grade II Listed and benefits from the following planning permission was granted on 20th March 2022 under Ealing Council Planning reference: [220906LBC](#).

**Extensions to existing Grade II Listed Public House (Use Class Sui Generis) and ancillary former stable building, with retention of public house use at ground floor and partial change of use to provide 9 self-contained residential units (Use Class C3), with associated internal and external alterations, kitchen extraction, cycle storage, and refuse storage. (Listed Building Consent).**

The owner has building control sign-off for the construction design to start works, Party Wall awards for both neighbors and scaffolding licence with the neighbour on Carlyle Road. A full pack of tender drawings, available upon request.

# RATING ASSESSMENT

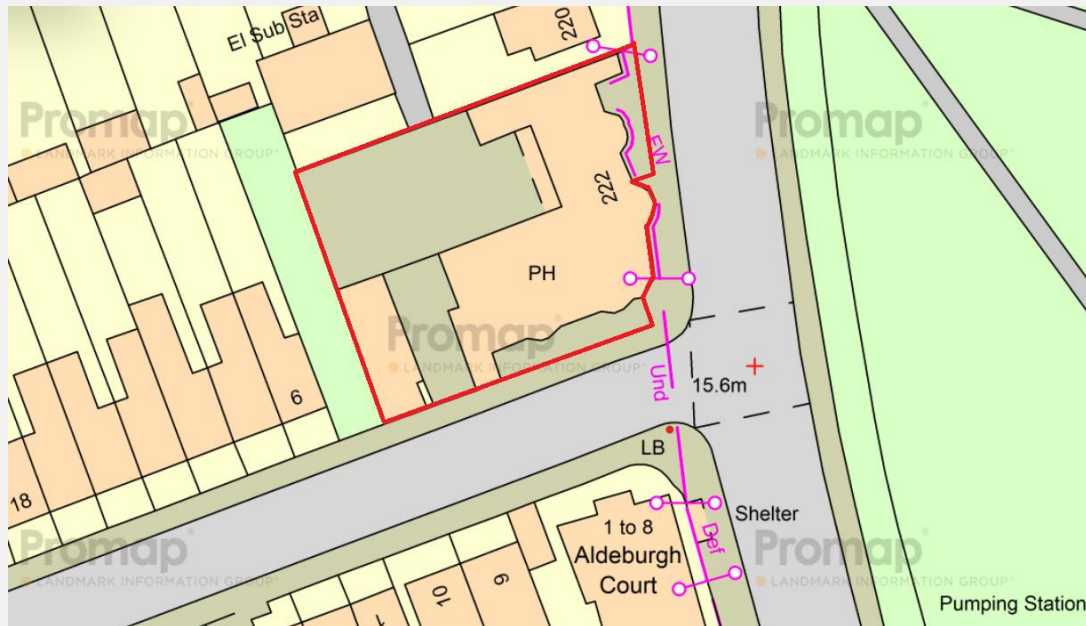
The property is listed as a Public House & Premises and has a rateable value of £96,500 with effect from 1st April 2023.

# EPC

The property has an EPC rating of E (107).  
[Link to EPC](#)

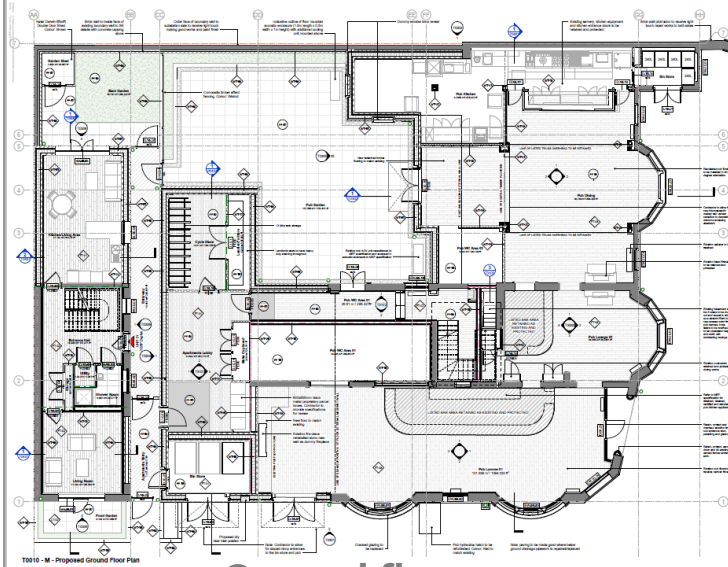
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# EALING PARK TAVERN SITE PLAN

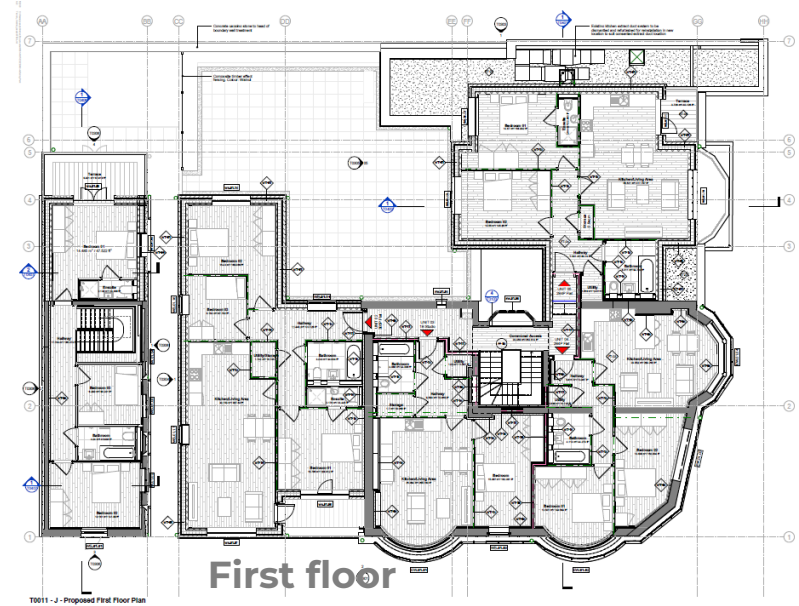


The above site plan is not to scale and is provided for indicative purposes only (source Promap).  
All red lines drawn are provided for indicative purposes only.

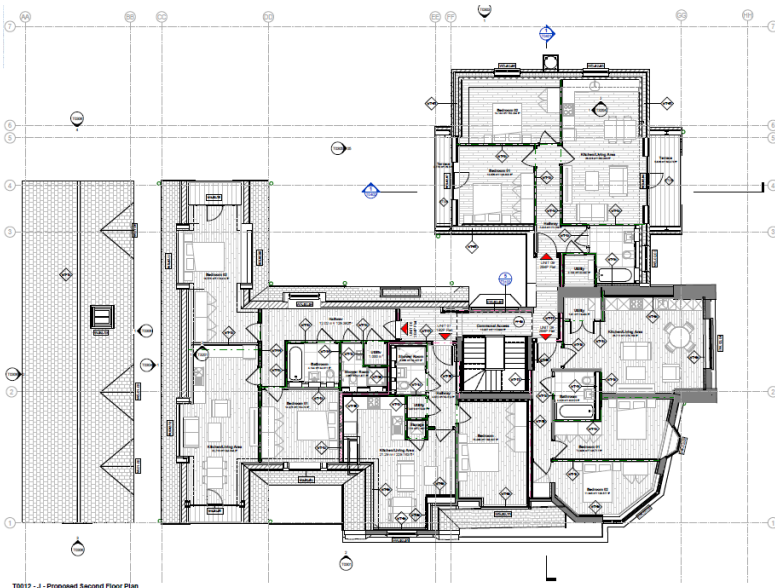
# PROPOSED PLANS



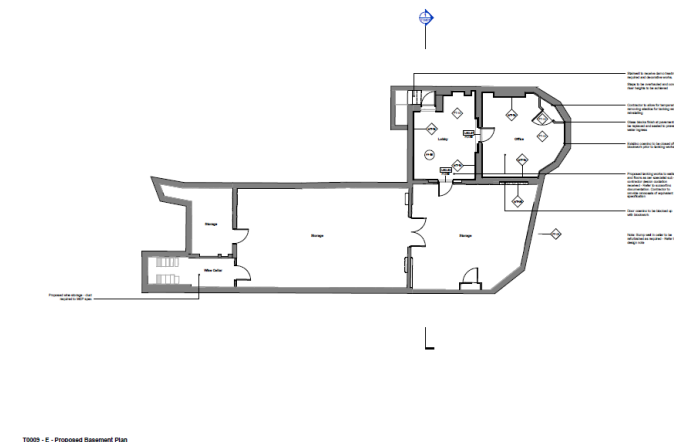
**Ground floor**



**First floor**



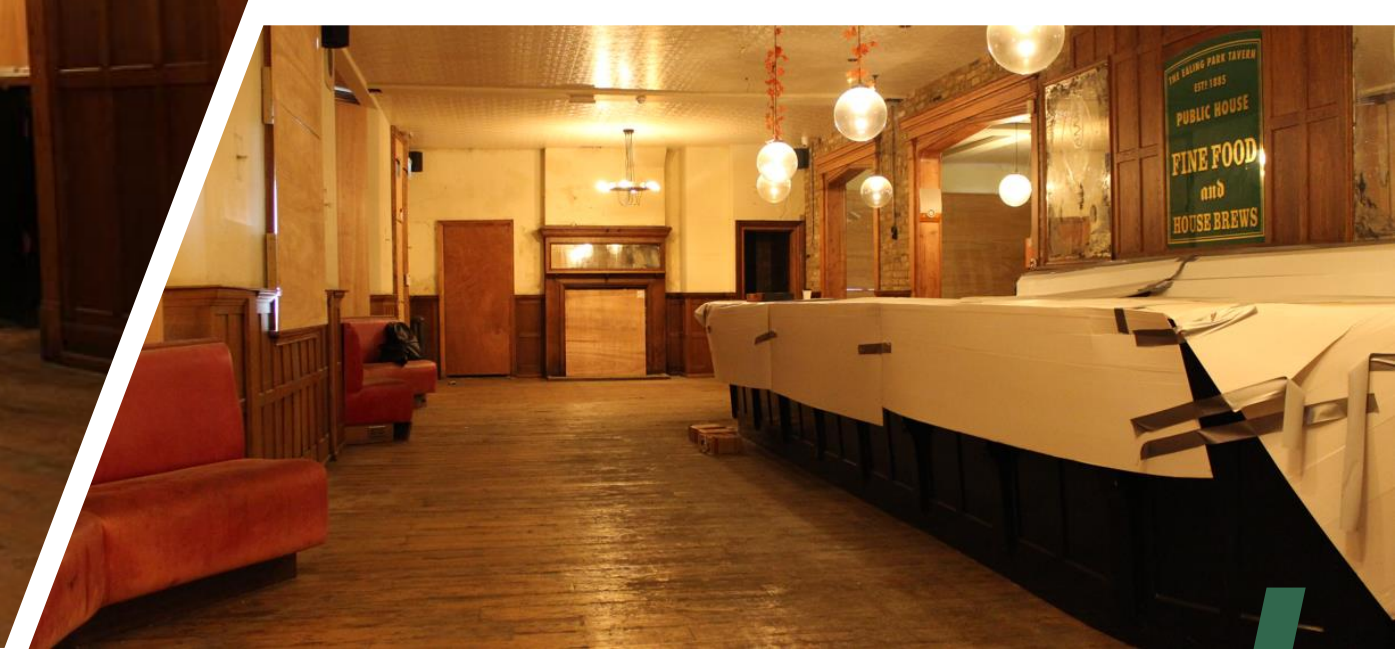
**Second floor**



**Basement**

The plans are not to scale and provided for indicative purposes only. Higher resolution plans are available upon request.





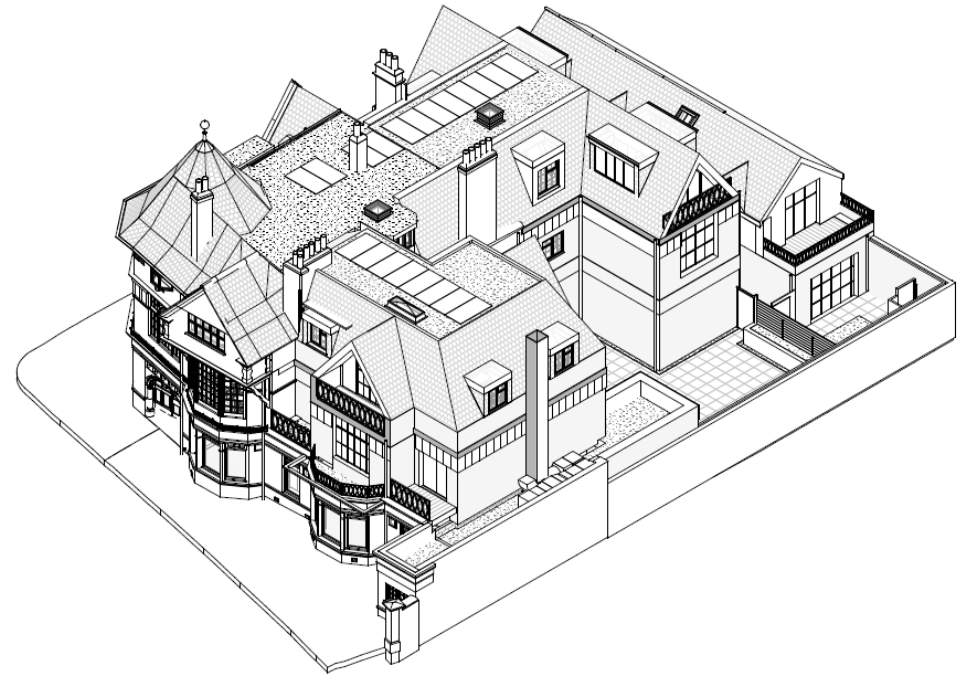
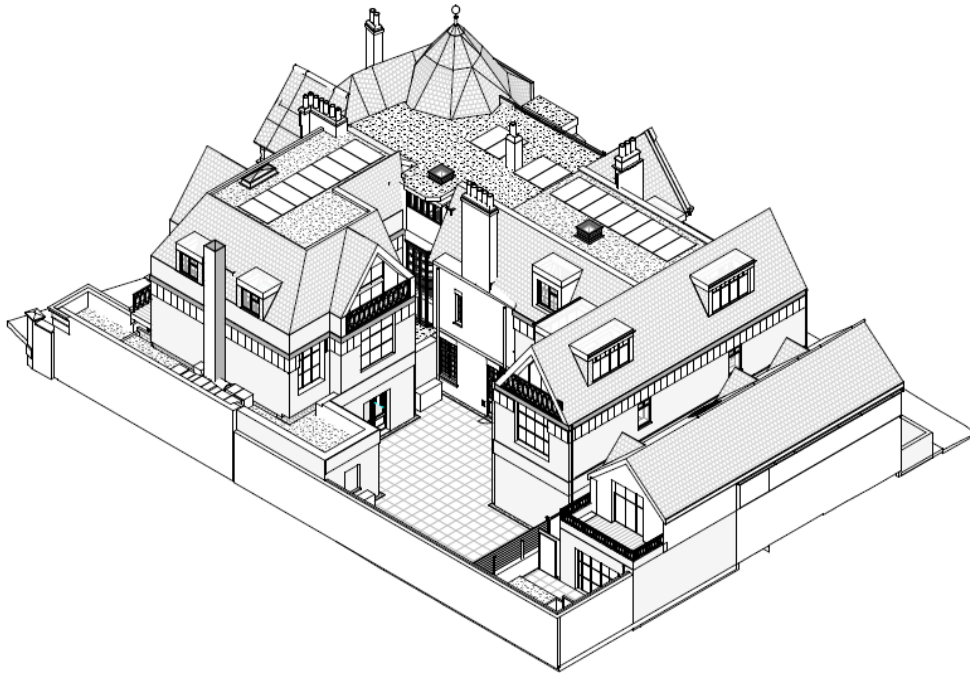


CGI of proposed scheme



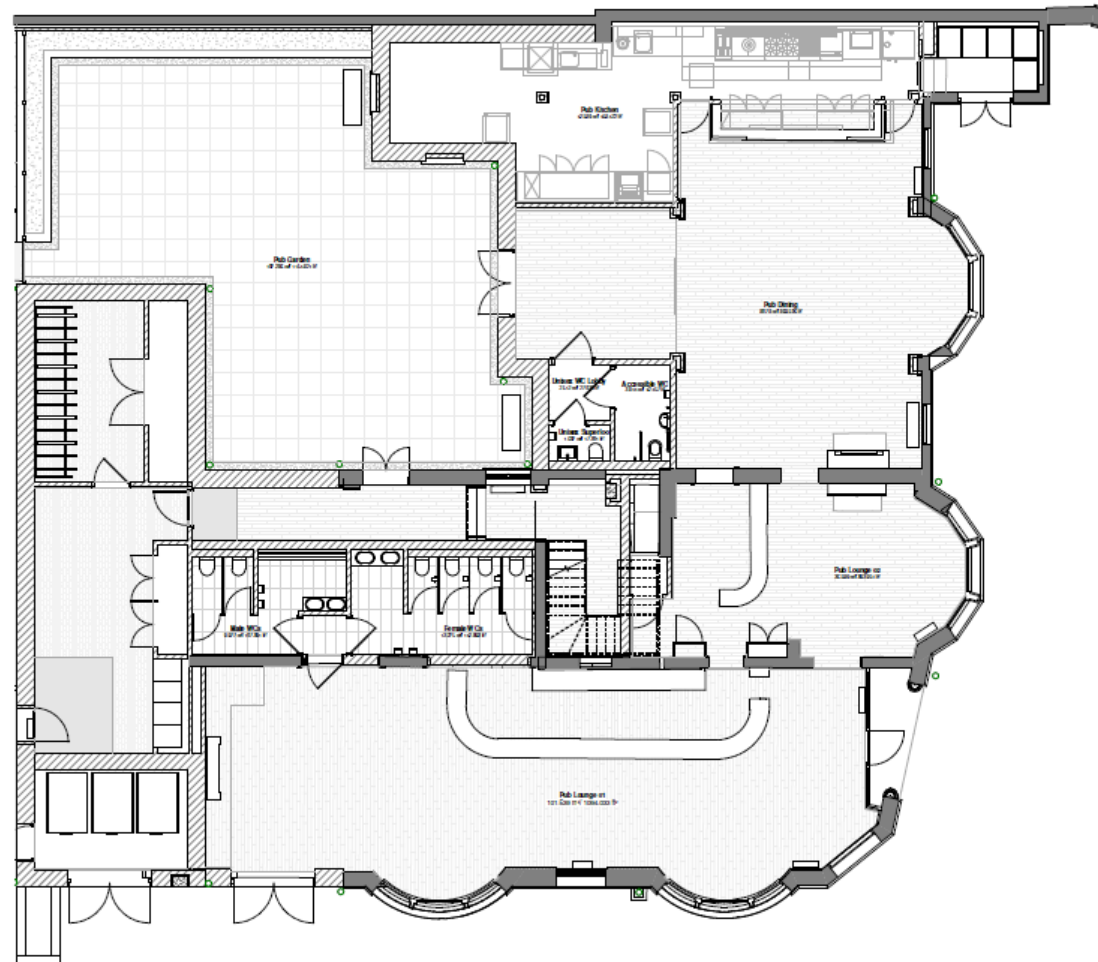
CGI of proposed scheme

# EALING PARK TAVERN PROPOSED



Not to scale and provided for indicative purposes only.

# EALING PARK TAVERN PROPOSED GROUND FLOOR PUB



Not to scale and provided for indicative purposes only.

# VIEWINGS & FURTHER INFORMATION

**The business is currently closed please contact Panayiotis Themistocli to organise access.**

## PLEASE CONTACT:

**Panayiotis Themistocli**

**tel:** 020 7836 7826

**email:** Panayiotis.themistocli@agg.uk.com

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**web:** [agg.uk.com](http://agg.uk.com)

**Address:** 8 Exchange Court  
Covent Garden  
London  
WC2R 0JU

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**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 • P.A. Themistocli BSc (Hons) MRICS**

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