

NEW FREE-OF-TIE PUB LEASE – NIL PREMIUM PARSONS GREEN, SW6



FORMER OCTOBERFEST PH, 678-680 FULHAM ROAD, PARSONS GREEN, LONDON, SW6 5SA

- Highly desirable and affluent west-London location.
- Situated within short walking distance of Parsons Green Underground Station.
- Ground floor and basement lock-up premises with Sui-Generis (Public House use).
- Total gross internal area approx. 328 sq m (3,535 sq ft).
- May suit alternative uses (subject to obtaining necessary consents).

LEASEHOLD

GUIDE RENT £75,000 PER ANNUM + VAT

SUBJECT TO CONTRACT – Sole letting agent

LonL560

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Location

The property lies within an area administered by the London Borough of Hammersmith and Fulham, approximately six and a half kilometres (four miles) south west of central London (Trafalgar Square). It fronts the northern side of Fulham Road (A304) near its junction with Rostrevor Road within the affluent district Parsons Green. It is surrounded by predominantly four storey buildings with mixed commercial uses at ground floor level with residential use to the upper parts. A high value residential neighbourhood lies just off the main road. Nearby operators include:- The Durell Arms, The Brown Cow, The Hive sw6, Joe & The Juice, Parsons Nose Butchers, Gail's Bakery, Cook, Sweaty Beaty, Bayley & Sage and Royal China.

The nearest Underground Station is Parson Green (District Line) which lies less than 400 metres to the east and provides frequent trains into the west-end with a journey time of around 30 minutes via Earl's Court.

Location plans attached.

Description

A prominent and imposing double fronted property which is currently undergoing an upper part development into eight self-contained flats. The upper parts will not be included within the letting. The accommodation can be summarised as follows:-

Ground Floor Currently sub-divided into two trading areas decorated in the style of a 'German Beer Hall'. There is a partition wall to the front that the landlord intends to remove which will provide a largely open plan ground floor trading area. It is fitted with a single side servery, a trade kitchen, disabled customer wc and a store cupboard lie to the rear.

Basement A set of male and female customer wc's, a manager's office and a cold beer store with ancillary storage areas.

A set of historic lease floor plans are attached for indicative purposes only (not to scale).

We have been advised that the property has the following approximate gross internal floor areas:-

Ground Floor	191.50 sq m (2,061 sq ft)
Basement	<u>136.96 sq m (1,474 sq ft)</u>
Total	328.46 sq m (3,535 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. AG&G have not measured the property and therefore the bidder should rely upon their own inspection and due diligence prior to bidding.

Services

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

Licensing

The property benefits from a Premises Licence for the sale of alcohol from 11:00am until 11:00pm on Sunday to Wednesday and from 11:00am until midnight on Thursday to Saturday.

Rating Assessment

The property is listed within the 2023 Rating List as a Public House and Premises with a Rateable Value of £20,800. This has been reduced from £56,800 (2017)

Planning

The property is currently in Sui-Generis (Public House / Drinking Establishment Use). From enquiry of the London Borough of Hammersmith we have established that the property is not statutory listed by English Heritage as a building of special or architectural interest, but it does lie within 'Central Fulham Conservation Area'. The following shop front elevation has recently been approved by the local authority.



Basis of Letting

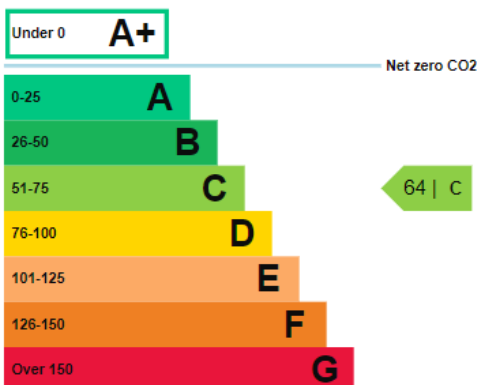
Rental offers are invited in the region of £75,000 per annum for a new free-of-tie lease of the ground floor and basement lock-up only. VAT will be payable in addition to the rent. Landlord incentives are available, all terms to be negotiated. The landlord may consider letting the property to alternative users (subject to obtaining the necessary consents).

Further Information & Viewings

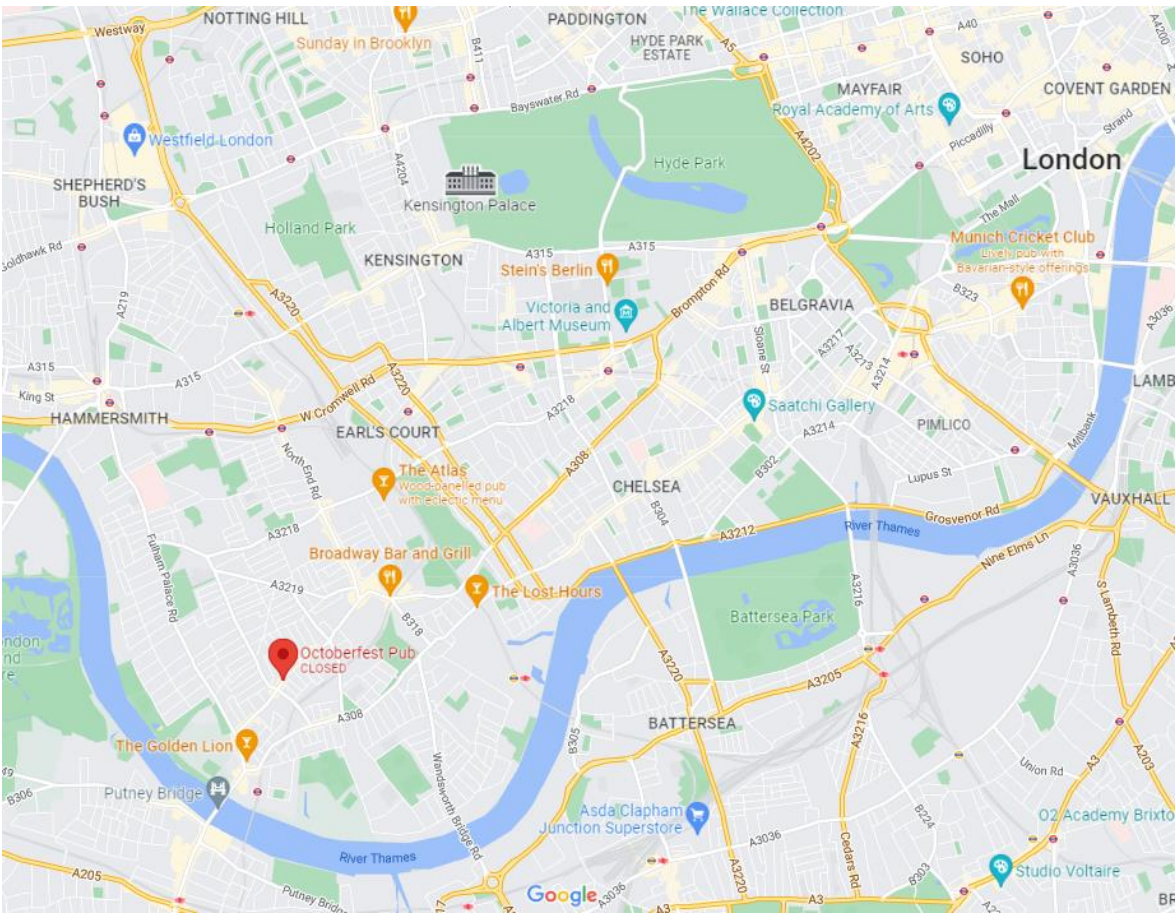
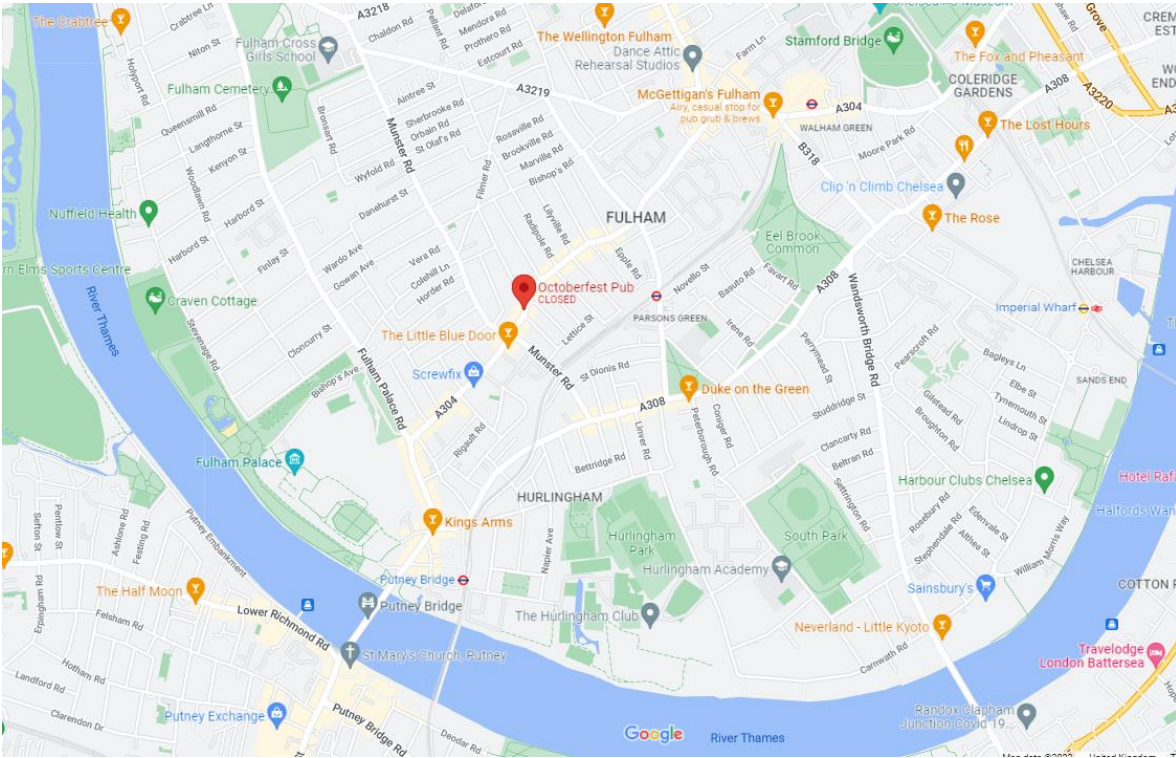
For further information or to organise a viewing, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

EPC

The property has an EPC rating of 'C 64'.



Location Plans



Google Maps. Not to scale - Provided for indicative purposes

Floor Plans



Not To Scale – provided for indicative purposes only and not to scale.