

EALING, FREE-OF-TIE PUB TO LET, NIL PREMIUM



EALING PARK TAVERN, 222 SOUTH EALING ROAD, LONDON, W5 4RL

- Situated within a high quality demographic
- Sizeable, attractive, prominent pub with many period features and good floor to ceiling height
- Approx. 600 m from South Ealing Underground Station (Piccadilly Line)
- Licensed to sell alcohol until 11:30pm every day
- Ground floor and basement with trade garden to rear

RENTAL OFFERS INVITED – New 20 or 25 year lease available

SUBJECT TO CONTRACT – Sole letting agent

LonL618

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Location

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.

A location plan is attached.

[Link to Street View](#)

Description

A rare example of a late-Victorian suburban pub bearing the distinct influence of early public house design of the 1880s. Internally the pub is set out as follows:-

Ground floor	Sizable ground floor trading area fitted with bar servery, separate dining room with large open plan trade kitchen and ancillary storage areas.
Basement	Former cold beer storage area with ancillary storage area

According to Nimbus Maps:

Building footprint: 441 sq m (4,750 sq ft)

Total site area: 810 sq m (8,715 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 their own measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services although electricity is currently disconnected, to be confirmed.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 8:00am until 11:30pm seven days a week.

Planning

From enquiry of the London Borough of Ealing it has been established that the property is Grade II listed as being of special architectural or historical interest, and it does not lie in a Conservation Area. We understand that the property is not currently listed as an 'ACV' (Asset of Community Value).

Rating Assessment

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

Basis of Letting

The landlord seeking to develop the upper parts into residential accommodation and is seeking to find a suitable food-led pub operator to take a new lease of the ground floor, basement and the enclosed trade garden to the rear. The landlord's works shall include extensive refurbishment of the external fabric of the building as well as new toilets for the pub. Please see the proposed ground floor demise plan attached.

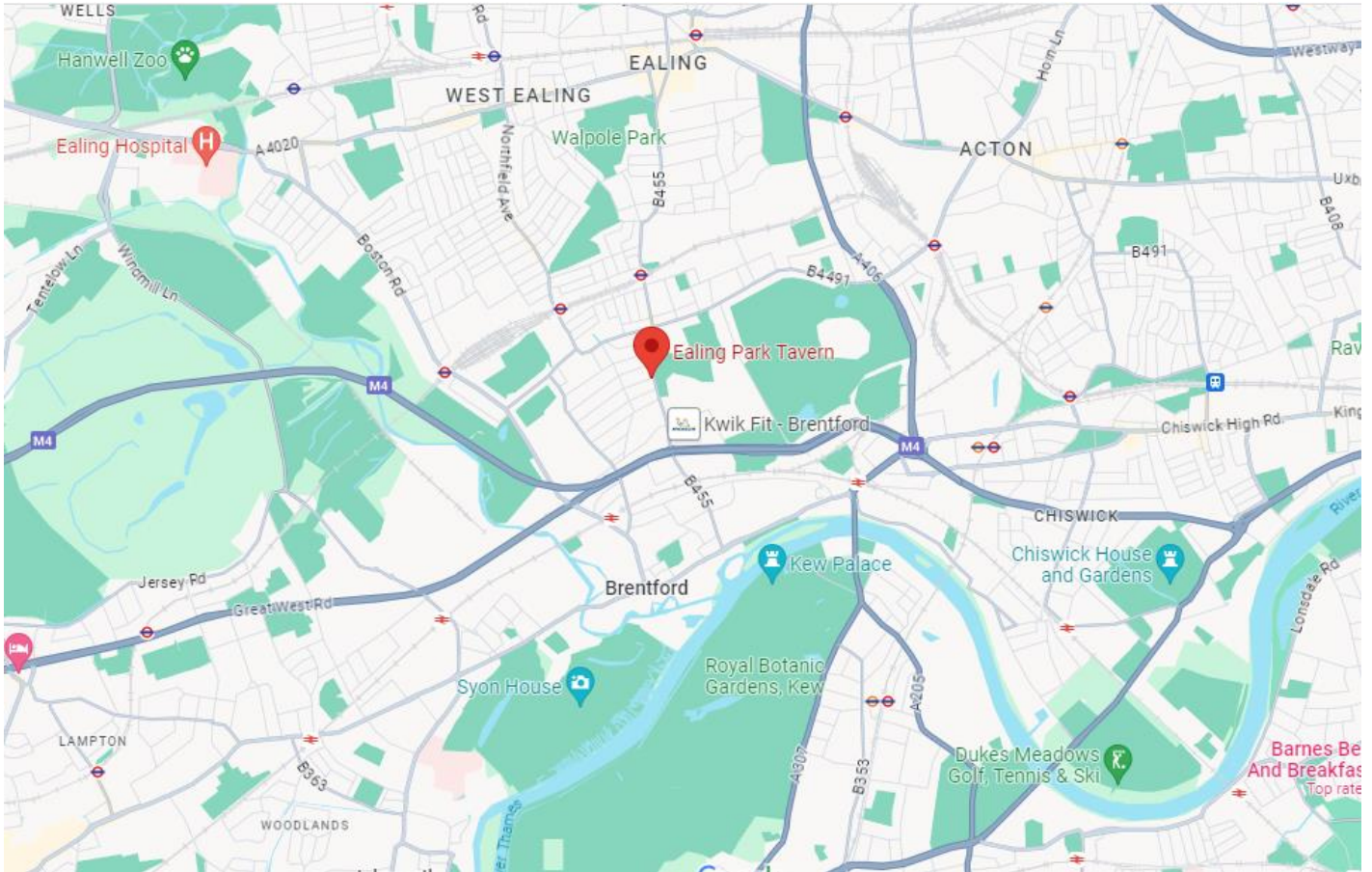
Rental offers are invited for a new (nil premium) 20 or 25 year free-of-tie lease. All terms are to be negotiated. The landlord will work with the in-going tenant to finalise the interior fit out of the pub. The pub demise will be fully compliant with current building regulations upon handover.

Viewings & Further Information

The business is currently closed, an external inspection is recommended in the first instance. For further information or to request a viewing, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. Panayiotis.themistocli@agg.uk.com.

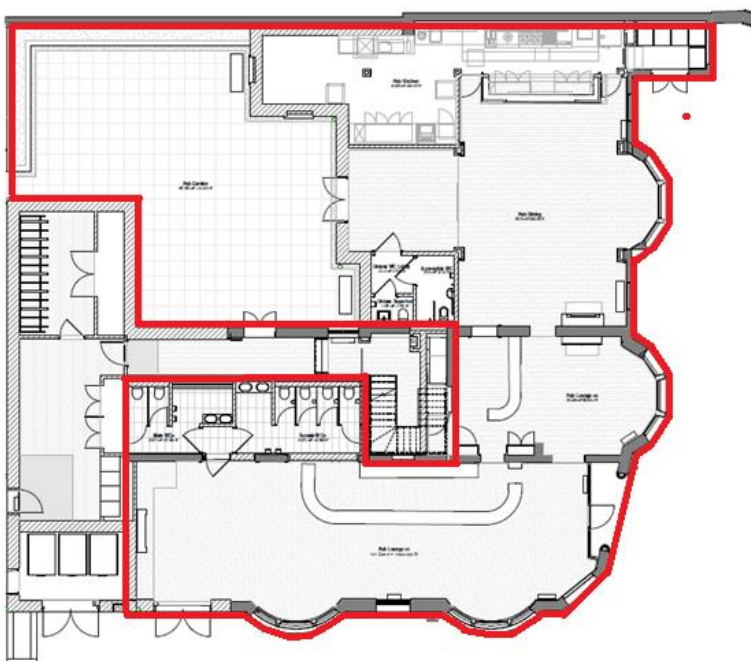
Location Plan

[Link to Location Map](#)



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

Proposed Ground Floor Layout Plan



Not to scale - Provided for indicative purposes.

CGIs of Completed Scheme



Internal Photos

