

## FREEHOLD PUB FOR SALE, WEST KENSINGTON



### OLD OAK, 180 NORTH END ROAD, LONDON, W14 9NX

- Excellent location close to West Kensington tube and Cromwell Road (A4)
- Solid, purpose-built pub with self-contained residential accommodation above.
- Potential to extend upwards, subject to appropriate consents
- Managed house with decent local's trade

### FREEHOLD – GUIDE PRICE £1,250,000 + VAT

Subject to Contract

LONF675

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

**LOCATION**

The property fronts North End Road at its junction with Star Road, in a mixed retail, commercial and densely populated residential district of West London. It is circa 350m from West Kensington tube station to the north (Piccadilly and District lines) and slightly further from West Brompton (District and Overground lines) to the southeast. The Cromwell Road (A4) arterial route is circa 450m to the north.

[Link to Street View - Old Oak, W14](#)

**DESCRIPTION**

An end of terrace mid-20<sup>th</sup> Century style two storey property above basement with a part pitched, part flat roof. Small secure yard to rear includes secondary access to upper floors.

Internally the property is set out as follows:-

Ground Floor	Lounge style bar with side servery. Excellent levels of natural daylight and seven TV's for sporting occasions. Ladies and Gents customer toilets.
First Floor	Used for domestic purposes and comprising a living room; kitchen area; x3 double bedrooms; WC/bathroom. Managers office.
Basement	Chilled beer store with additional storage. Excellent floor to ceiling height.

**FLOOR AREAS** (provided for indicative purposes only)

Lower Ground:	95 sq m (1,027 sq ft)
Ground Floor:	107 sq m (1,159 sq ft)
First Floor:	116 sq m (1,250 sq ft)
Total:	319 sq m (3,436 sq ft)
Building footprint:	131 sq m (1,410 sq ft)
Total site area:	147 sq m (1,581 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.

**RATEABLE VALUE**

The property is listed as a public house and premises and has a rateable value of £17,400.

**PREMISES LICENCE**

It has been ascertained that the property has a premises licence permitting the sale of alcohol between 11:00am until 11:30pm Monday to Saturday and noon until 10:30pm on Sunday.

**PLANNING**

From informal enquiry of the London Borough of Hammersmith & Fulham, it has been ascertained that the property is neither listed as building of architectural and/or historic interest nor in a conservation area.

**BASIS OF SALE**

Offers invited for the freehold interest with vacant possession upon completion. VAT is payable in addition.

## VIEWINGS

A customer viewing is recommended in the first instance. Under no circumstances should an approach be made to staff or customers regarding the sale.

**An open viewing has been arranged from 10.30am until 11.30am on Wednesday 31<sup>st</sup> January.** A representative of AG&G will be on site to show interested parties over the property and answer any queries.

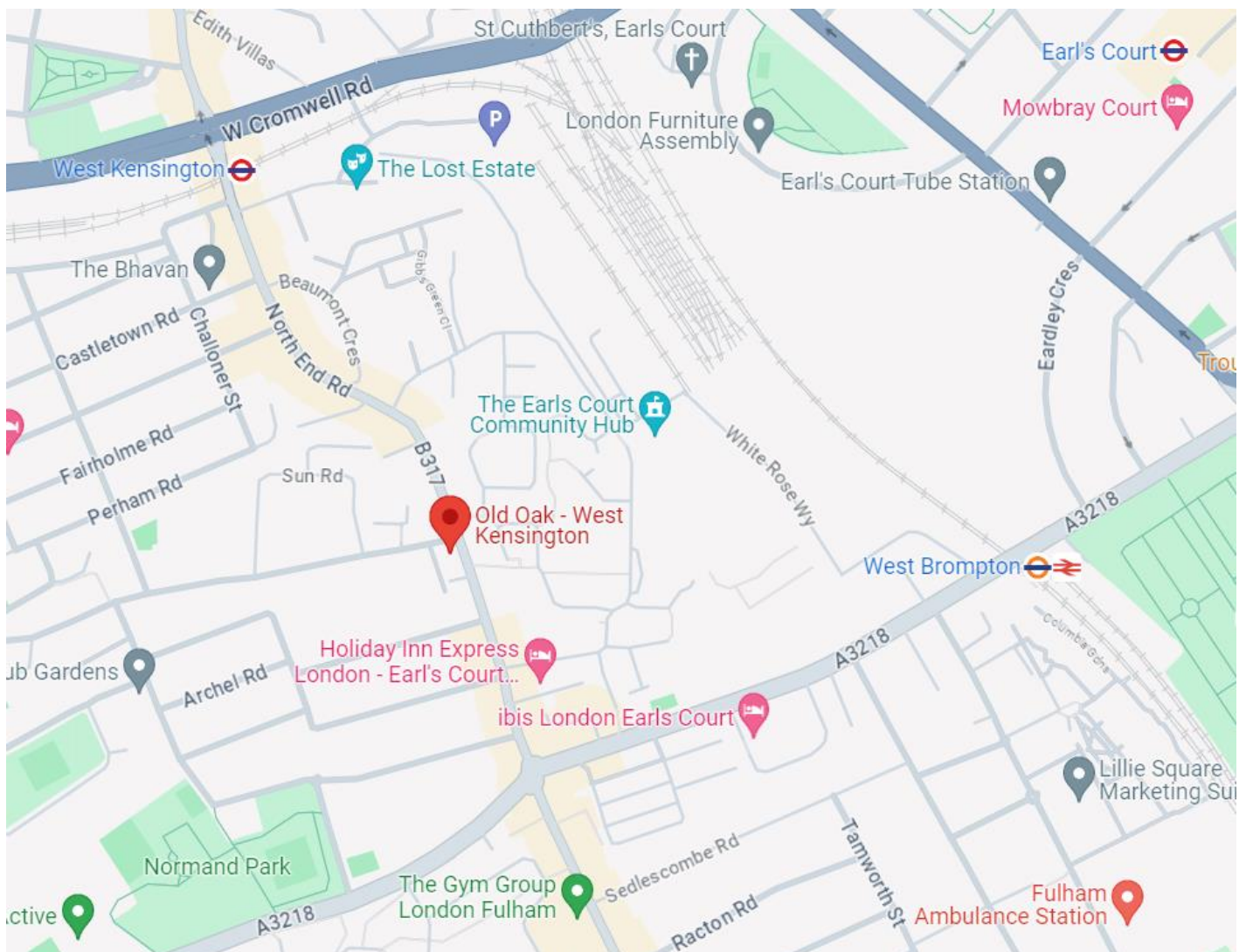
For further information, please contact James Grimes on Tel: 07989 986388 or email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com)

**EPC** - [Link to EPC - Old Oak, W14](#)

## 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.

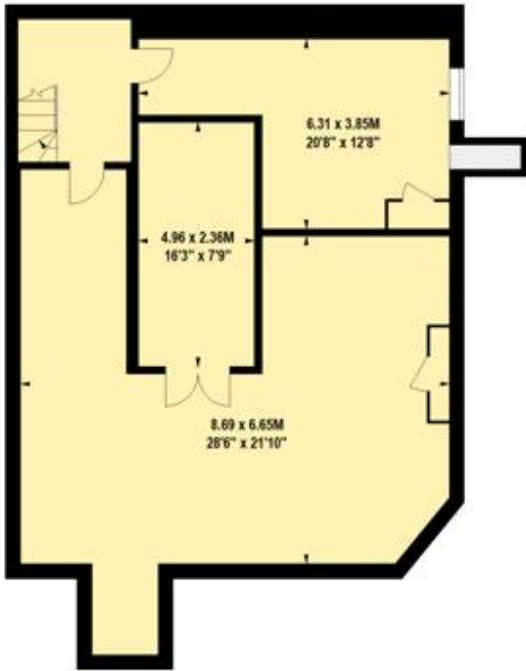
**LOCATION MAP** - [Link to Location Map - Old Oak, W14](#)



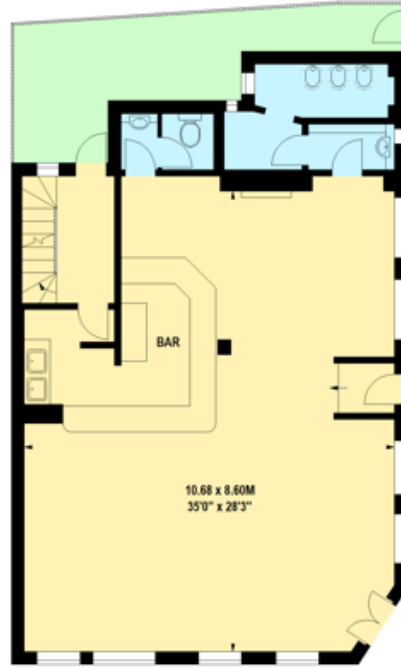
Source: Google Maps. Not to scale - Provided for indicative purposes only.



## FLOOR PLANS & PROMAP



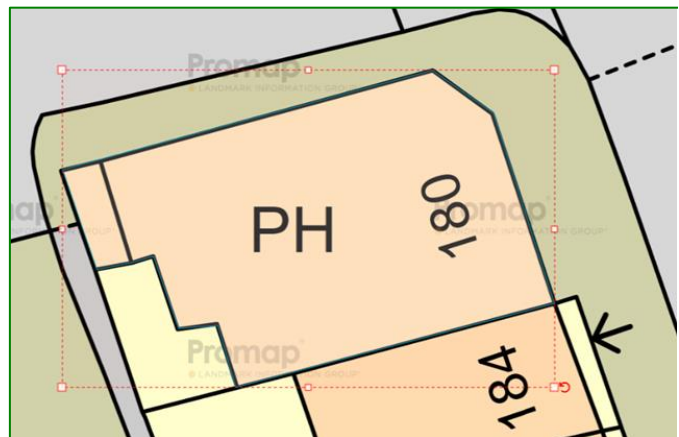
**Lower Ground Floor**  
95.4 sq m / 1027 sq ft



**Ground Floor**  
107.7 sq m / 1159 sq ft



**First Floor**  
116.1 sq m / 1250 sq ft



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