

FREEHOLD PUB FOR SALE WITH VACANT POSSESSION – BOW, E3

**ELEANOR ARMS, 460 OLD FORD ROAD, BOW, LONDON, E3 5JP**

- Corner pub with rear outdoor customer trade patio / terrace and residential accommodation
- Situated circa 130 metres south of Victoria Park and 1,200 metres west of London Stadium
- Westfield Stratford City approximately 2,000 metres to the east
- Gross internal area of circa 380 sq m (4,094 sq ft)
- May suit alternative uses (subject to obtaining necessary consents)

[VIRTUAL TOUR](#)

FOR SALE FREEHOLD WITH VACANT POSSESSION
GUIDE PRICE £1,250,000 (PLUS VAT IF APPLICABLE)
SUBJECT TO CONTRACT – sole selling agent

LONF676

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
 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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Location

The pub is located within an area administered by the London Borough of Tower Hamlets, approximately seven kilometres (4.3 miles) north east of central London (Trafalgar Square). The property fronts Old Ford Road at its junction with Ranwell Street. Victoria Park is located a short distance (circa 130 metres) to the north with the London Stadium and Westfield Stratford approximately 1,200 metres and two kilometres metres to the east respectively.

The nearest underground stations are Bow Road (District Line) and Mile End (Central, District and Hammersmith & City Line) which are both just over 1,000 metres to the south of the property. Hackney Wick Overground Station is 1,000 metres to the north east and Stratford Railway and Underground Station (Central, DLR, Elizabeth and Jubilee lines) lies two kilometres to the east.

A location plan is attached.

[Link to Street View](#)

Description

The property is corner sited comprising three storeys above basement with an external trade patio / terrace to the rear. Internally the ground floor comprises interconnected trade areas with a central bar servery, customer WCs and storage areas. The first floor includes two bedrooms, lounge, kitchen, WC and bathroom. The second floor comprises three bedrooms and storage. There is a trade patio/terrace to the rear of the property with an external staircase leading to the first floor.

The property has the following approximate gross internal floor areas (floor plans overleaf and PDF/DWG available by request):

Ground Floor	119 sq m (1,281 sq ft)
First Floor	109 sq m 1,178 (sq ft)
Second Floor	57 sq m (610 sq ft)
Basement	<u>95 sq m (1,025 sq ft)</u>
Total	<u>380 sq m (4,094 sq ft)</u>

NB: The floor areas set out are approximate and for guidance purposes only and no reliance should be placed on these 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 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.

Licensing

The property benefits from a Premises Licence permitting the sale of alcohol from 10:00 am until 12:00 am Sunday to Thursday and until 1:00 am Friday and Saturday.

Planning

From enquiry of the London Borough of Tower Hamlets, it has been established that the property is not Listed as being of special architectural or historical interest and does not lie within a conservation area. The property is locally listed.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £7,125, with effect from 1st April 2023.

Basis of Sale

Guide price of £1,250,000 for the freehold interest with vacant possession upon completion. VAY may be payable in addition

EPC

The property's energy rating is E (copy available upon request).

Viewings & Further Information

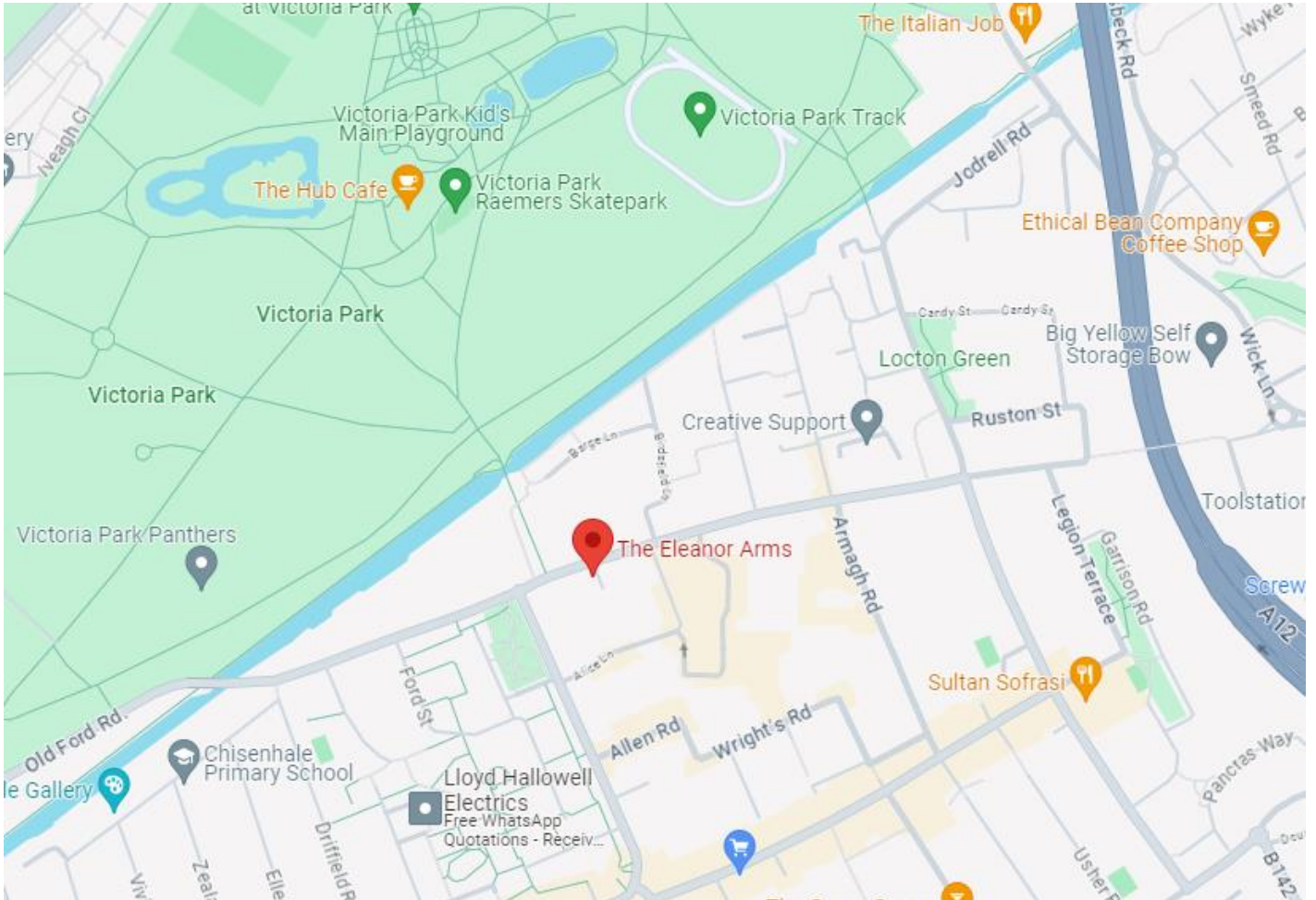
The staff and customers are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers. For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

You are encouraged to undertake a Virtual Tour prior to attending a viewing by clicking / tapping on the below button.

[VIRTUAL TOUR](#)

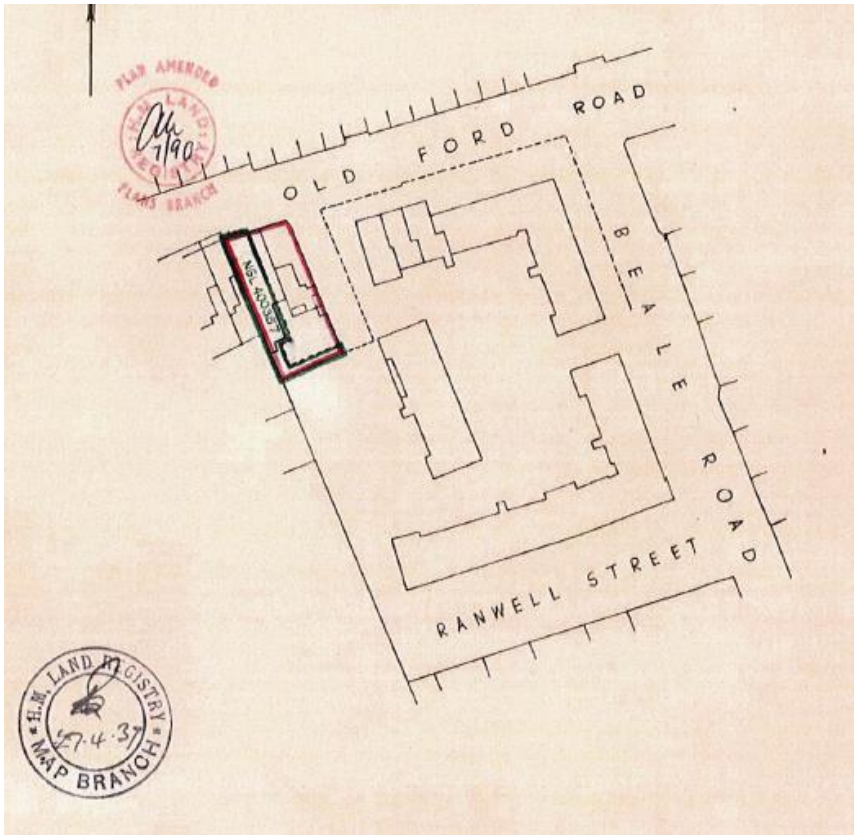
Location Plan

[Link to Location Map](#)



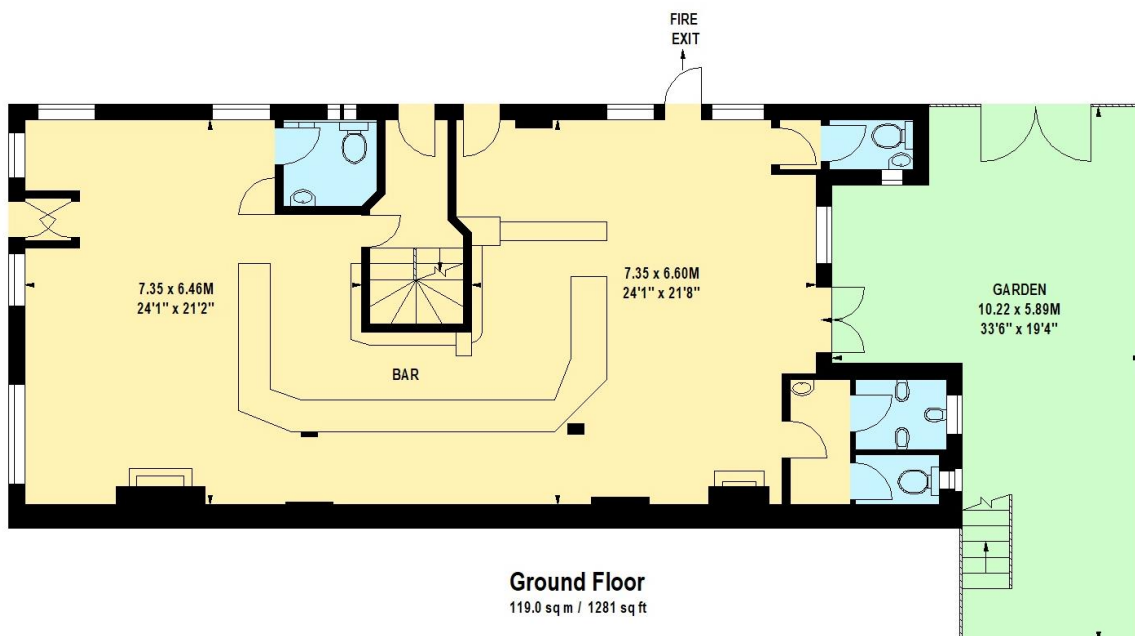
Source: Google Maps. Not to scale - Provided for indicative purposes.

Title Plan



Floor Plans

Ground Floor



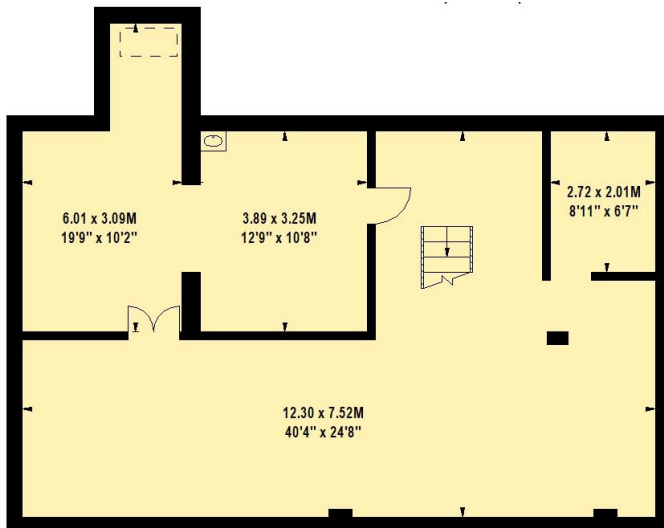
Ground Floor
119.0 sq m / 1281 sq ft

First Floor



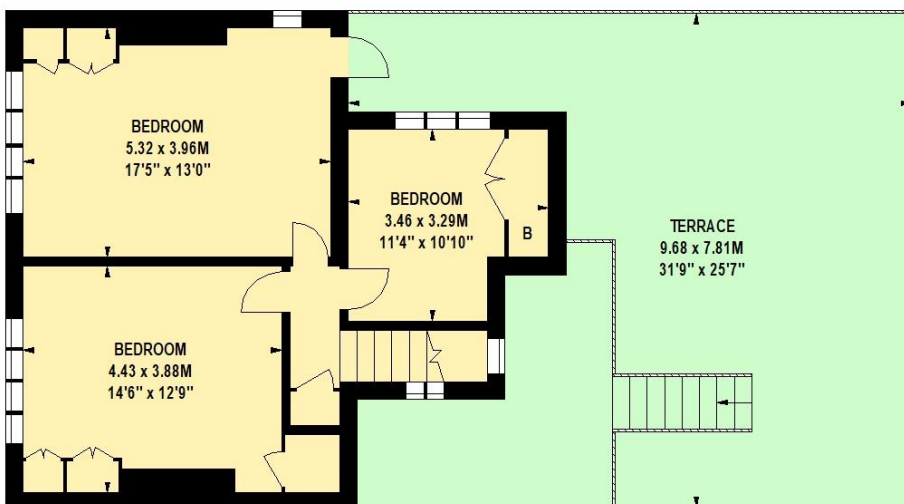
First Floor
109.4 sq m / 1178 sq ft

Cellar



Cellar
95.2 sq m / 1025 sq ft

Second Floor



Second Floor
56.7 sq m / 610 sq ft