



# THE ANGEL

697 UXBRIDGE ROAD, HAYES, UB4 8HX

# THE ANGEL

## SUMMARY

### FREEHOLD PUB FOR SALE

- Landmark Grade II listed building fronting busy main road
- Total plot size 0.28 of an acre or 1,133 sq m (12,190 sq ft)
- Car parking and scope for large trade garden
- Two points of vehicular access
- May have alternative use (subject to obtaining the necessary consents)

**FREEHOLD FOR SALE OR TO LET  
VACANT POSSESSION**

**OFFERS INVITED**

**SUBJECT TO CONTRACT**

Sole Selling Rights

LONF673



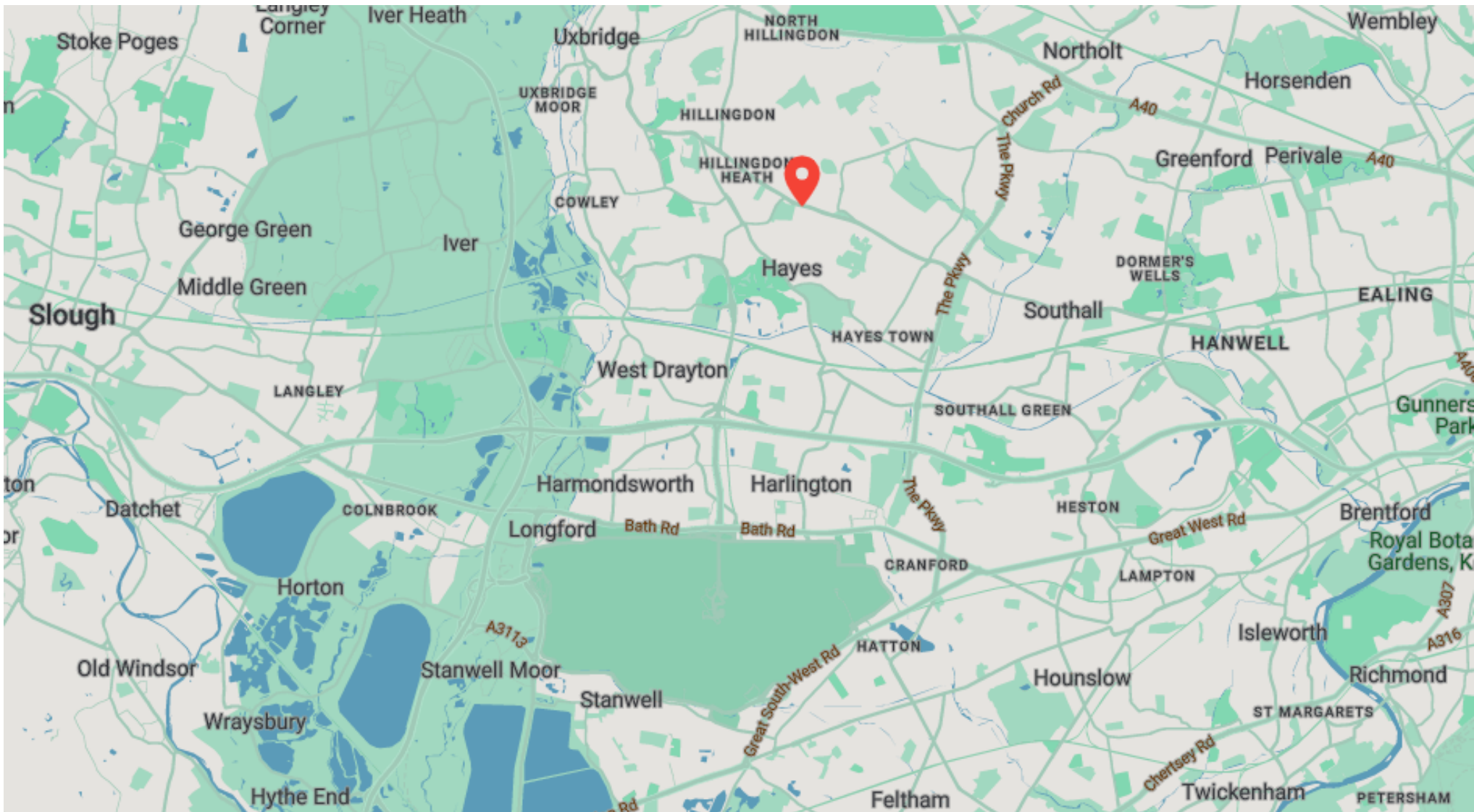
# LOCATION

**Fronts the busy Uxbridge Road (A4020)  
less than 1 ½ mile of Hayes Town.**

The pub faces onto Uxbridge Road at its junction with Angel Lane and is surrounded by a mixture of commercial uses in addition to a residential neighbourhood just off the main road.

Hays and Harlington Railway Station (Elizabeth Line) lies circa 1 ½ mile to the south east which provides frequent, direct services into central London (Bond Street Station) with a journey time of circa 20 minutes.

**697 UXBRIDGE ROAD, HAYES, UB4 8HX**



## THE ANGEL

# DESCRIPTION

**A sizeable landmark, detached pub on a total plot of just over 0.28 of an acre.**

**Internally the pub is set out as follows:-**

### **Basement**

Cellarage and storage.

### **Ground floor**

Customer trading area sub-divided into four separate trading areas, fitted with a central bar servery and timber flooring.

The pub has not traded for over five years and requires refurbishment throughout.

### **First floor**

Six rooms, former kitchen, 2 x wc's and a bathroom.

### **Second floor**

Three rooms.

**697 UXBRIDGE ROAD, HAYES, UB4 8HX**

## THE ANGEL

# LICENSING

The property does not currently have a premises licence. Interested parties are to rely upon their own enquires with the local licensing authority.

# PLANNING

We have been advised that the property is Grade II statutory listed and is not situated within a conservation area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

# EPC

The property has an EPC rating of C (67).

# RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £18,250 with effect from April 2023.

# BASIS OF SALE

Unconditional offers are invited for the freehold interest with vacant possession upon completion.

The owner will also consider letting the entire site on a new lease, rental offers invited, all terms to be negotiated.

(Subject to Contract)

**697 UXBRIDGE ROAD, HAYES, UB4 8HX**

# THE ANGEL SITE PLAN



The above site plan is not to scale and is provided for indicative purposes only (source Nimbus Maps and Google Satellite View). All red lines drawn are provided for indicative purposes only.

# VIEWINGS & FURTHER INFORMATION

**The pub is currently closed.  
An external inspection is  
encouraged in the first instance.**

## PLEASE CONTACT:

**Panayiotis Themistocli**

**tel:** 07973 856 232

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

---

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

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

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.

**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**

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.