

DENMARK ARMS

381 BARKING ROAD, EAST HAM, LONDON, E6 1LA

AGGG



DENMARK ARMS SUMMARY

FREEHOLD PUB FOR SALE OR TO LET

- Sizable, attractive, landmark building fronting busy road
- Fully fitted (wet-led) public house and ready to trade
- Gross internal area approx. 1,060 sq m (11,405 sq ft)
- Large first floor trading area / function room
- Many original period features

VIDEO TOUR

**FREEHOLD VACANT POSSESSION
SEEKING OFFERS IN THE REGION OF
£1,250,000 + VAT IF APPLICABLE**

RENTAL OFFERS ALSO INVITED

SUBJECT TO CONTRACT

Sole Selling Rights

LonF592



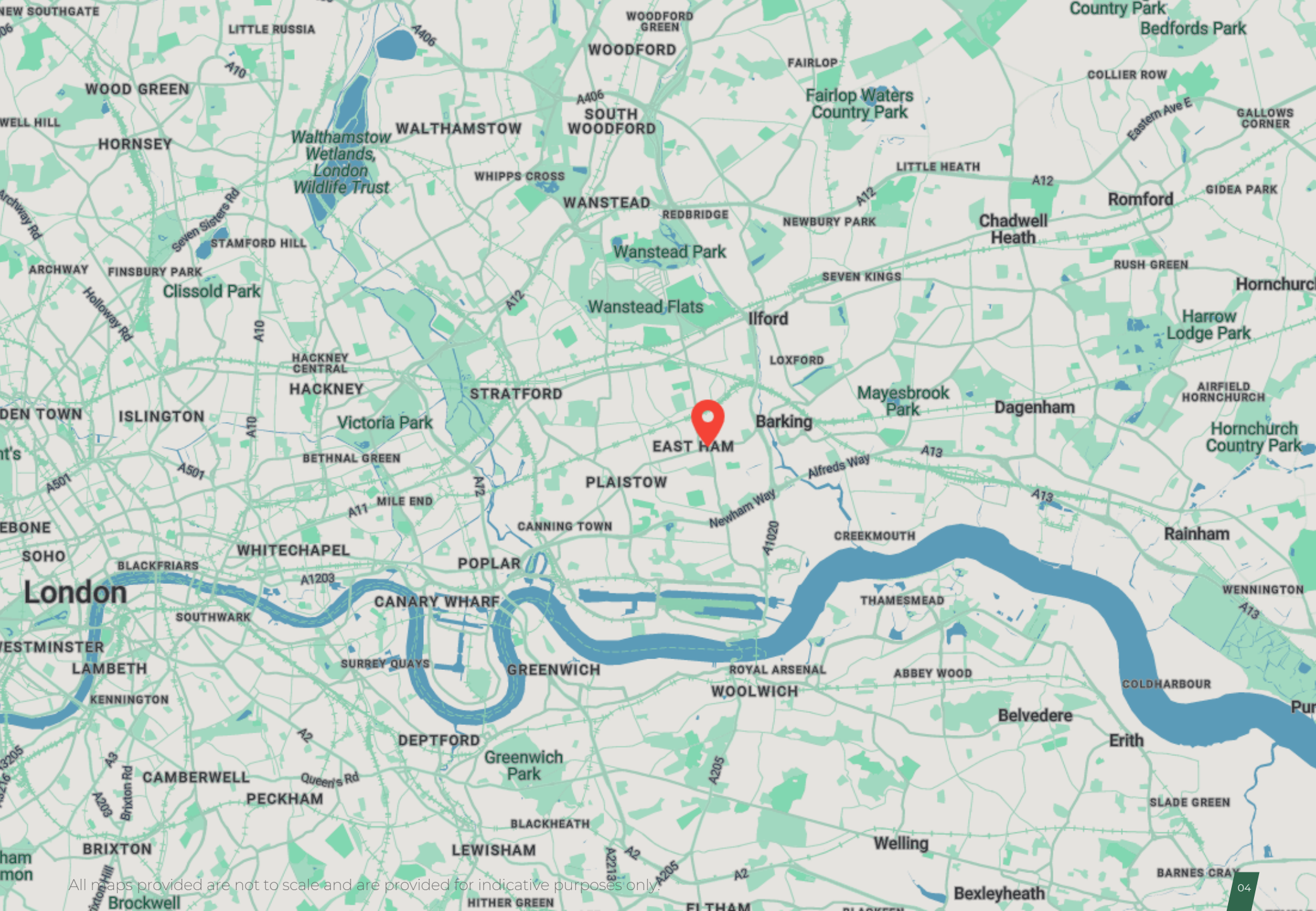
LOCATION

Situated within the London Borough of Newham, approximately 9 ½ km (5 ½ miles) east of the City of London.

The pub fronts a busy pedestrianised and vehicular intersection of Barking Road (A124) and High Street North. It is surrounded by a mixture of commercial and residential accommodation, including a sizeable mixed-use scheme adjacent (Brick Yard, E6) which comprises 98 flats and a Lidl supermarket. Nationwide occupiers locally include:- JD Wetherspoons, McDonalds, Lloyds Bank and Subway.

The nearest Underground station is East Ham (District, Hammersmith & City and Circle Lines) which lies circa 650 metres to the north and provides frequent services into the City of London (Monument Station) with a journey time of just under 25 minutes.

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All maps provided are not to scale and are provided for indicative purposes only.

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DESCRIPTION

A prominent and attractive Grade II listed, corner public house dating back to c. 1890. Constructed over four storeys above part basement with an ornate frontage.

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

Ground Floor	288.8 sq m (3,109 sq ft)
First Floor	291.4 sq m (3,137 sq ft)
Second Floor	187.1 sq m (2,014 sq ft)
Third Floor	29.7 sq m (320 sq ft)
Basement	262.7 sq m (2,828 sq ft)
Total	1,059.7 sq m (11,402sq ft)

NB: AG&G have not measured the property and 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.

Internally the configuration of the pub is as follows:-

Ground floor

Open plan customer trading area decorated in a traditional style fitted with an 'L' shape bar servery, a set of male and female customer wc's.

First floor

Large open plan function room capable of being sub-divided. Bar servery, set of male and female customer wc's, an office, room and a former trade kitchen.

Second floor

Six rooms, a former domestic kitchen, two former bathrooms and a separate wc.

Third floor

Two rooms.

Basement

Cold beer store and ancillary storage areas.

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SERVICES

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

LICENSING

The property has a Premises Licence permitting the sale of alcohol from 10:00am until midnight Sunday to Wednesday, from 11:00am until 1:00am on Thursday to Saturday,

PLANNING

We have been advised that the property is Grade II listed and is situated within a the 'East Ham 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 (57).
[Link to EPC](#)

RATING

ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £31,250 with effect from 1st April 2023.

BASIS OF SALE

OR LETTING

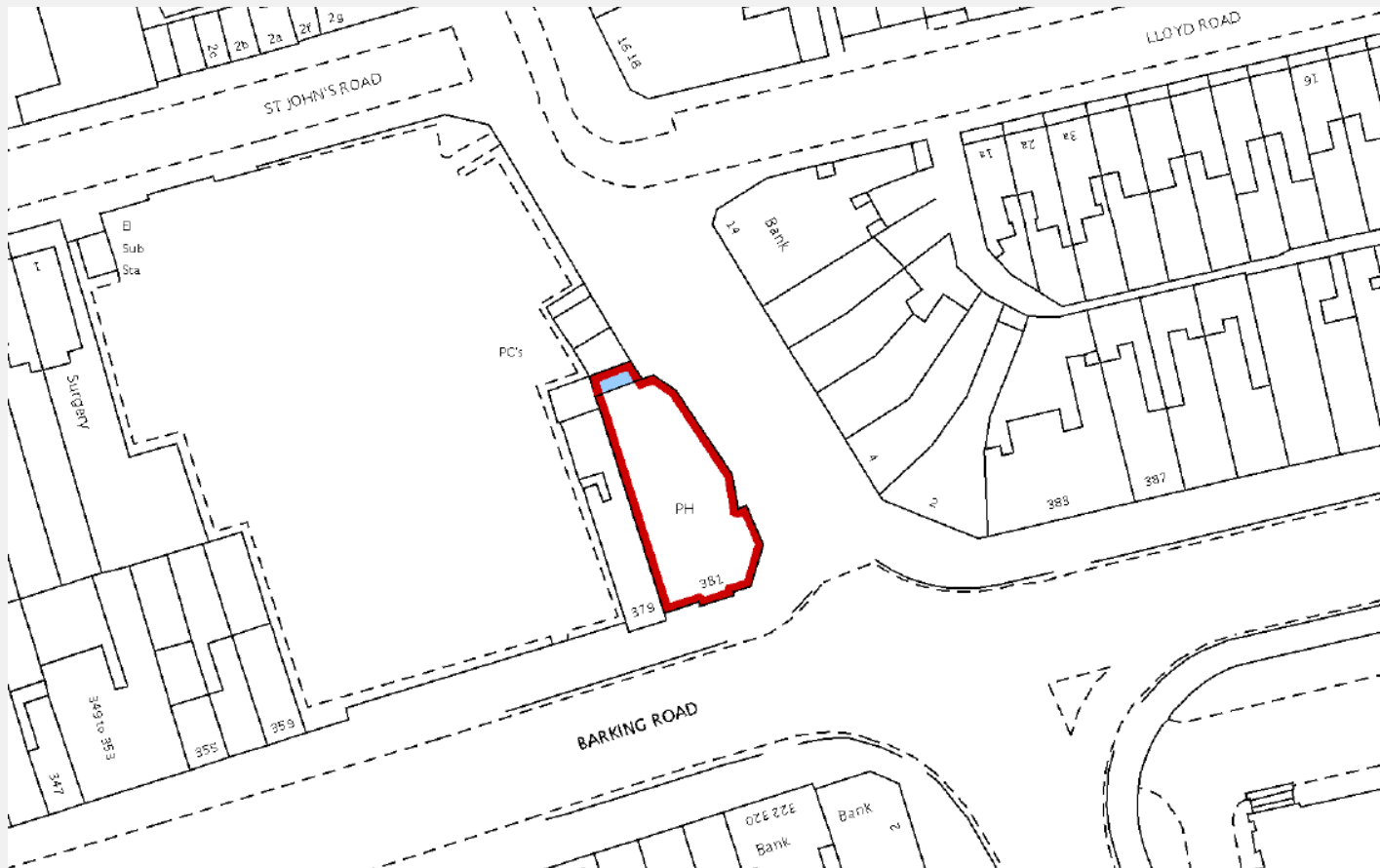
Guide price for the freehold interest with vacant possession upon completion £1,250,000 (+VAT if applicable).

Rental offers are also invited for the entire property on a new, free-of-tie lease, all terms to be negotiated.

Subject to Contract and Vendor Board Approval.

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DENMARK ARMS SITE PLAN



The above site plan is not to scale and provided for indicative purposes only.
The land tinted blue is subject to a historic rights of way dated 17th December 1897.
Source: Land Registry.

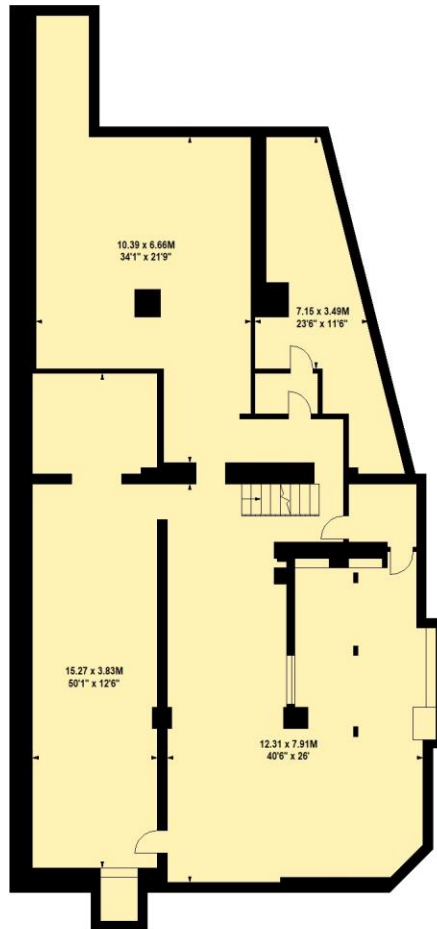
DENMARK ARMS FLOOR PLANS

These floor plans are not to scale and is provided for indicative purposes only.

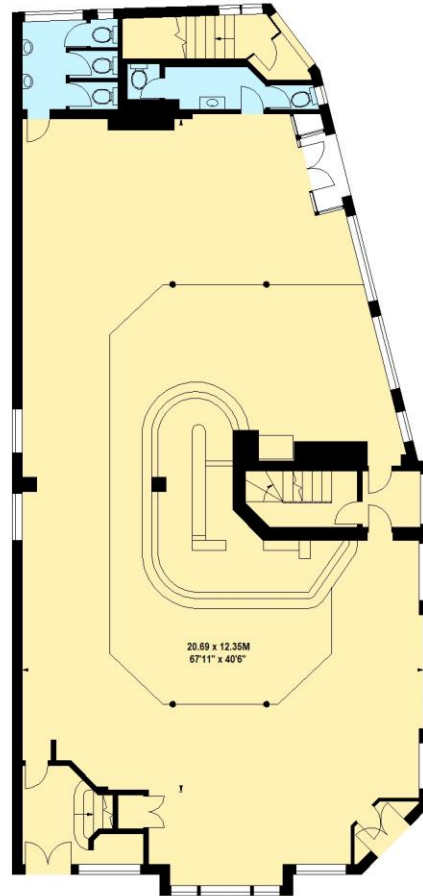


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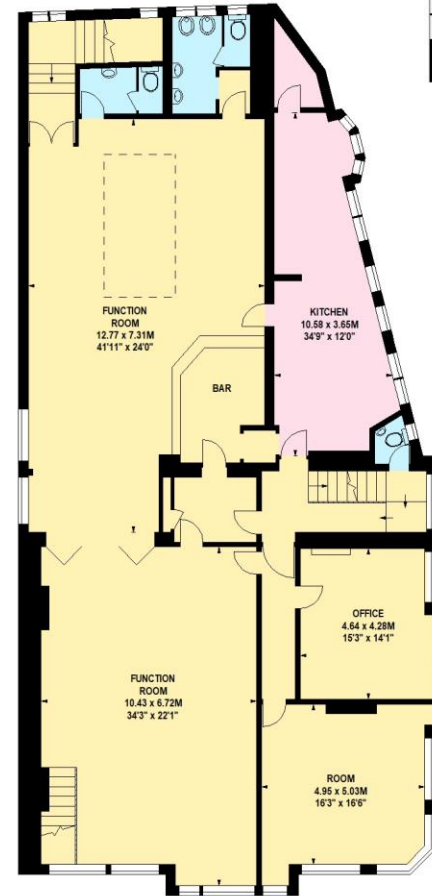
Approximate Gross Internal Area 1059.7 sq m / 11407 sq ft
Excluding Eaves Storage



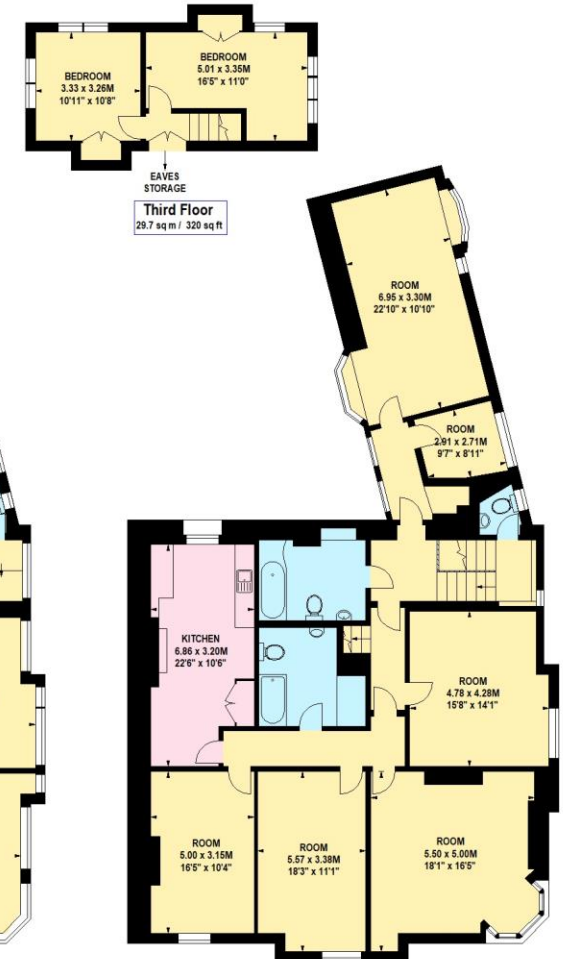
Basement Floor
262.7 sq m / 2828 sq ft



Ground Floor
288.8 sq m / 3109 sq ft



First Floor
291.4 sq m / 3137 sq ft



Second Floor
187.1 sq m / 2014 sq ft

Third Floor
29.7 sq m / 320 sq ft







VIEWINGS & FURTHER INFORMATION

The pub is currently open and trading, a customer inspection is encouraged in the first instance.

Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.

PLEASE CONTACT:

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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.

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