

FREE-OF-TIE PUB TO LET – NIL PREMIUM

FRONTS BUSY MAIN ROAD IN WEST-LONDON

**QUEEN ADELAIDE, 412 UXBRIDGE ROAD, SHEPHERD'S BUSH, LONDON, W12 0NR**

- Attractive, prominent corner building – former managed house pub business
- Circa 400 metres southwest of QPR F.C. (Loftus Road Stadium)
- Less than 1km west Shepherd's Bush Green and Westfield
- Ground floor and basement with external seating to front (residential upper parts sold off)
- Licenced to sell alcohol until 12:30am on Friday and Saturday
- Kitchen extract

[LOCATION PLAN](#)[STREET VIEW](#)**Vacant possession to the ground floor and basement****NIL PREMIUM – GUIDE RENT – £65,000 per annum****SUBJECT TO CONTRACT** sole letting rights

LonL686

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Location

The pub occupies a prominent corner position on Uxbridge Road (A4020) at its junction with Adelaide Road, less than one kilometre west of Shepherd's Bush Green and Westfield London. The surrounding area is predominantly commercial shops, independently operated cafes/restaurants and a few pubs, with a high-value residential neighbourhood just off the main road, comprising mainly period terraced housing.

The nearest Underground station is Shepherd's Bush Market, approximately 750 metres to the east, offering access to the Circle and Hammersmith & City lines. Shepherd's Bush station (Central Line and London Overground's Windrush Line) lies circa 1.25 kilometres to the east.

A location plan is attached.

Description

A prominent corner public house occupying the ground floor and basement of a three-storey building. The ground floor elevation features stone and glazed tiling, with large windows providing excellent natural light to the trading area. An external seating area is also provided along the Uxbridge Road frontage.

Internally, the configuration is as follows:-

Ground floor Open plan customer trading area decorated in a traditional style, fitted with exposed timber flooring and wood panelled interior walls and a large, central island bar servery. A disabled wc and a set of male and female customer wc's, general storage area and food preparation room lie to the rear. A former open trade kitchen (with extraction ducting) lies to the front.

Basement Cold beer store and ancillary storage areas.

A site plan is attached.

Using the online Promap measuring service the building footprint and site area are calculated to be: -

Building Footprint 275 sq m (2,960 sq ft) includes common areas and access to the upper floors

Total Site Area 335 sq m (3,306 sq ft)

External Seating Area 40 sq m (430 sq ft)

NB: 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.

Services

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

Licensing

From enquiry of the London Borough of Hammersmith & Fulham, it is understood that the property has a Premises Licence permitting the sale of alcohol on 10:00am until 11:00pm on Friday, from 10:00am until midnight on Monday to Thursday and from 10:00am until 12:30am on Friday and Saturday.

Planning

It is understood that the property is Grade II listed but is not situated within a conservation area.

Rating Assessment

The property is listed as a 'Public House and Premises' and has a rateable value of £80,000.

Basis of Letting & Guide Rent

The ground floor and basement with external seating area are available by way of a new free-of-tie lease, all term to be negotiated. Guide rent £65,000 per annum plus VAT.

NB:- The upper parts comprise self-contained flats which have been sold off on a 125 year lease and are not included within this letting.

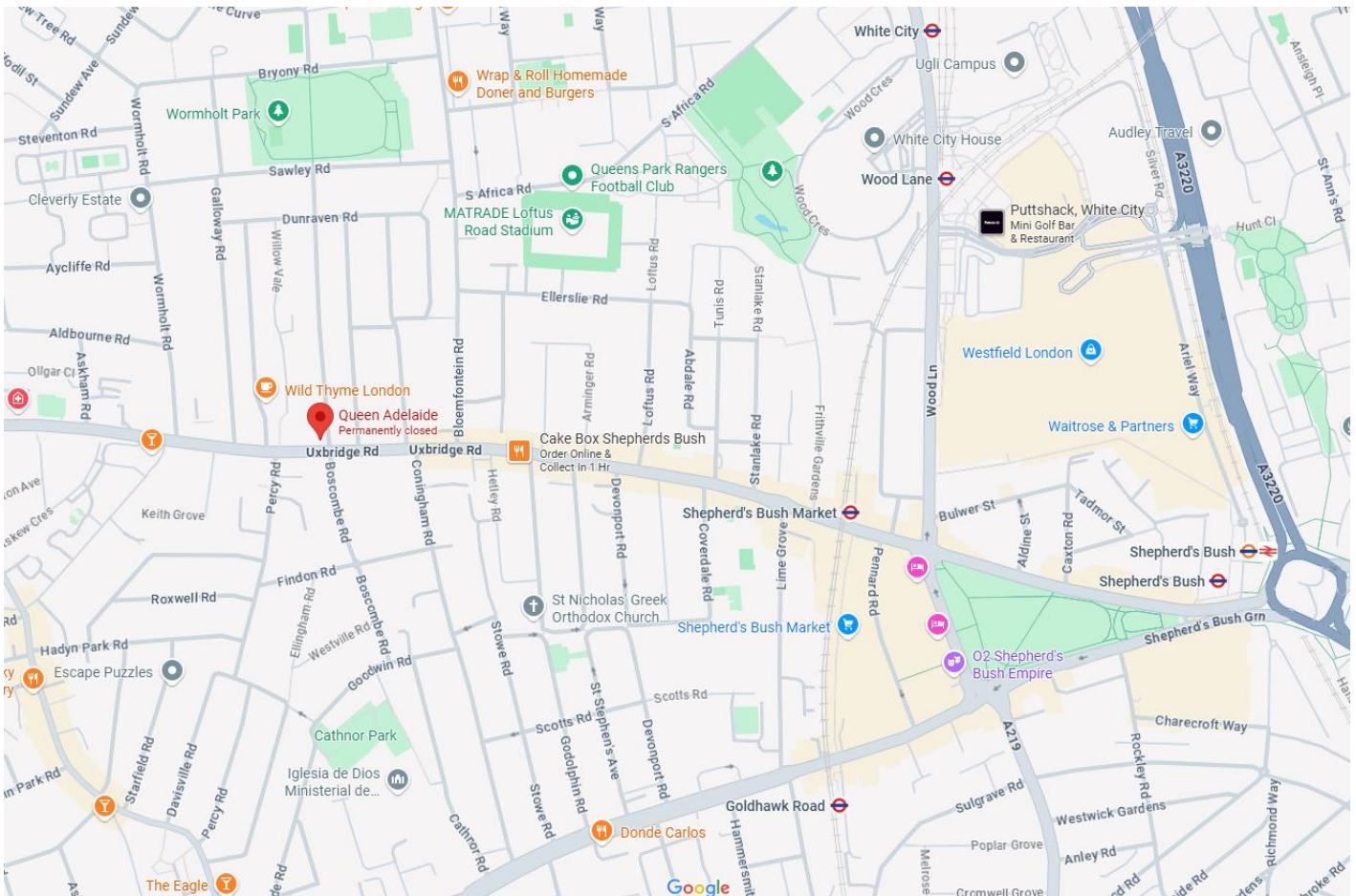
Viewings & Further Information

The business is closed, prospective purchasers are requested to undertake an external inspection of the property in the first instance. For further information and to arrange a viewing please contact either James Grimes (james.grimes@agg.uk.com) or Panayiotis Themistocli (panayiotis.themistocli@agg.uk.com) on tel. 020 7836 7826.

EPC

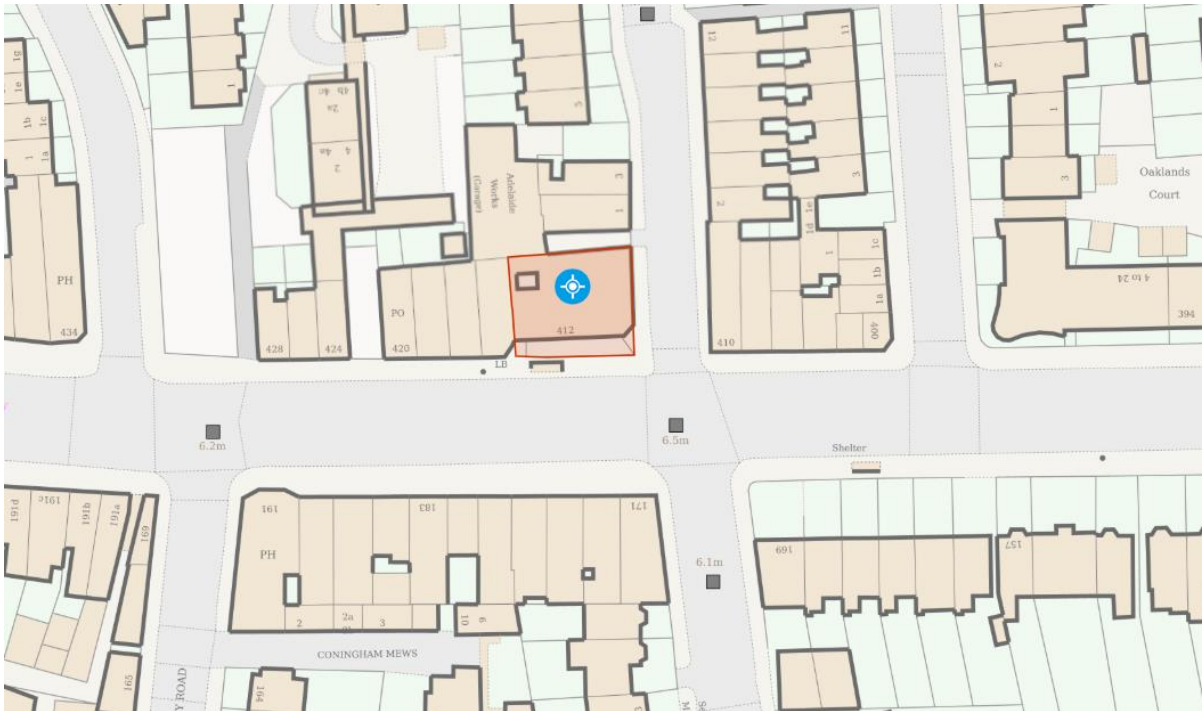
An EPC has been requested and will be available shortly.

Location



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

Site Plan



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

Internal Photographs

