

FREE-OF-TIE PUB TO LET IN WEST LONDON

FRONTS BUSY PITCH NEAR SUDBURY HILL UNDERGROUND



THE HIGH STOOL, 1211 GREENFORD ROAD, SUDBURY HILL, UB6 0HY

- End of terrace pub located less than 200 metres south of Sudbury Hill
- Ground floor lock-up
- New free-of-tie lease available
- Licence permits the sale of alcohol until 1:00am Friday and Saturday
- The landlord will consider proposals from café/coffee shop/restaurant and other e-class users
(Subject to obtaining the necessary consents)

NIL PREMIUM

RENTAL OFFERS INVITED – All terms to be negotiated

SUBJECT TO CONTRACT (Sole Letting Agents)

LONL704

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Location

The property is located within the London Borough of Ealing, approximately 16 kilometres (10 miles) north of central London (Charing Cross). It fronts the western side of Greenford Road (A4127) and is surrounded predominantly by E-Class premises with residential accommodation above, alongside a residential neighbourhood nearby. Notably, there are very few pubs in the immediate area.

Sudbury Hill Underground Station (Piccadilly Line) is approximately 200 metres to the north, offering frequent direct services to central London, with a journey time to Piccadilly Circus of around 40 minutes.

A location plan is attached.

[Link to Google Street View](#)

Description

Ground floor open plan trading area fitted with a single bar servery, male and female customer wc's in addition to a kitchen, upland beer storage area and general ancillary storage area to the rear.

We have been advised that the ground floor gross internal area is approximately 105 sq m (1,130 sq ft)

According to Nimbus Maps, the total building footprint is approximately 124 sq m (1,335 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.

Licensing

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

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £11,400, with effect from 1st April 2023.

Basis of Letting

The landlord is flexible and will grant a new free-of-tie lease, rental offers are invited, all terms to be agreed (plus VAT if applicable). The landlord will consider letting the premises to café, coffee shop, restaurant operators and other e-class users, subject to the necessary consents being obtained. Subject to contract.

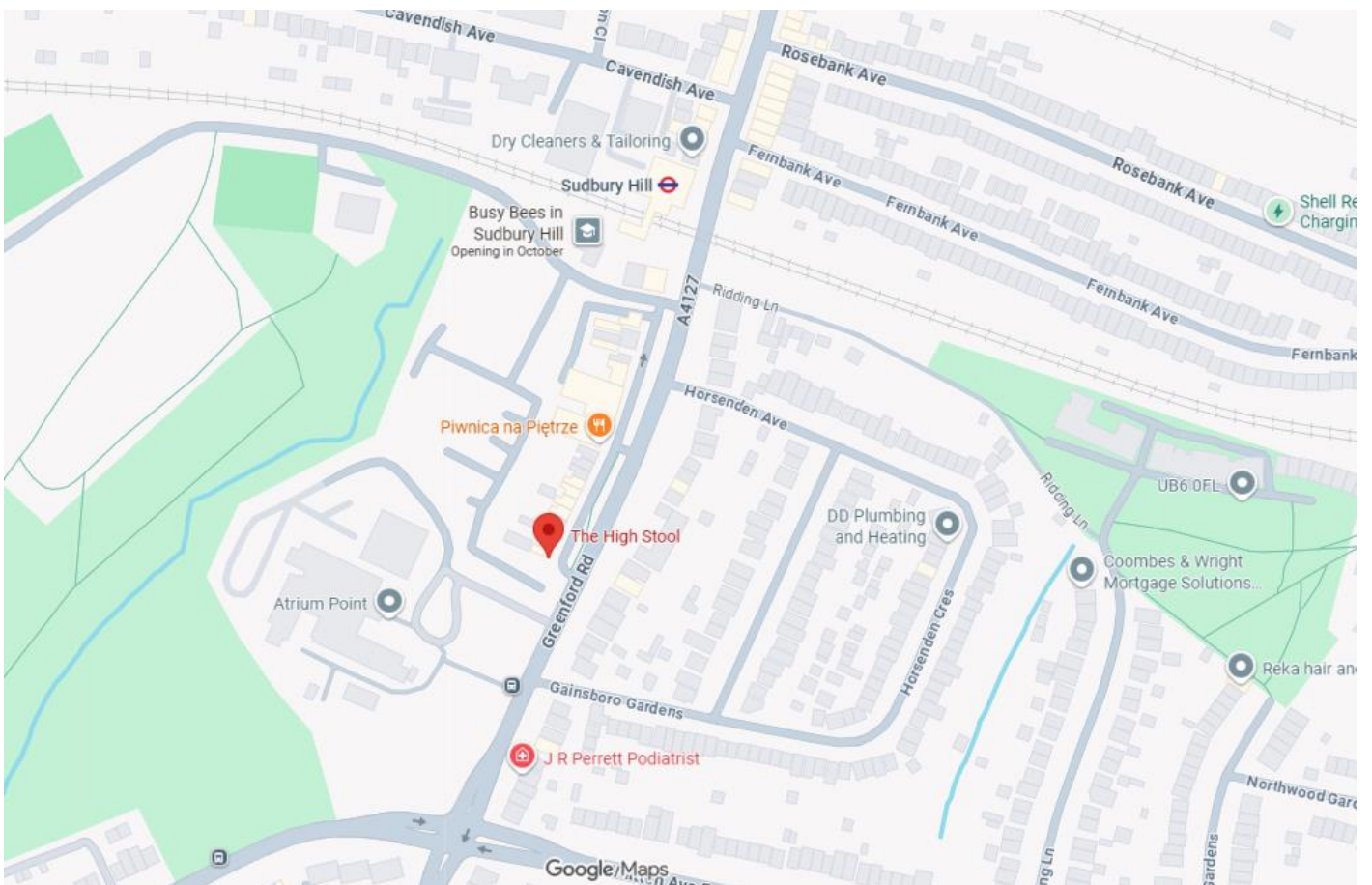
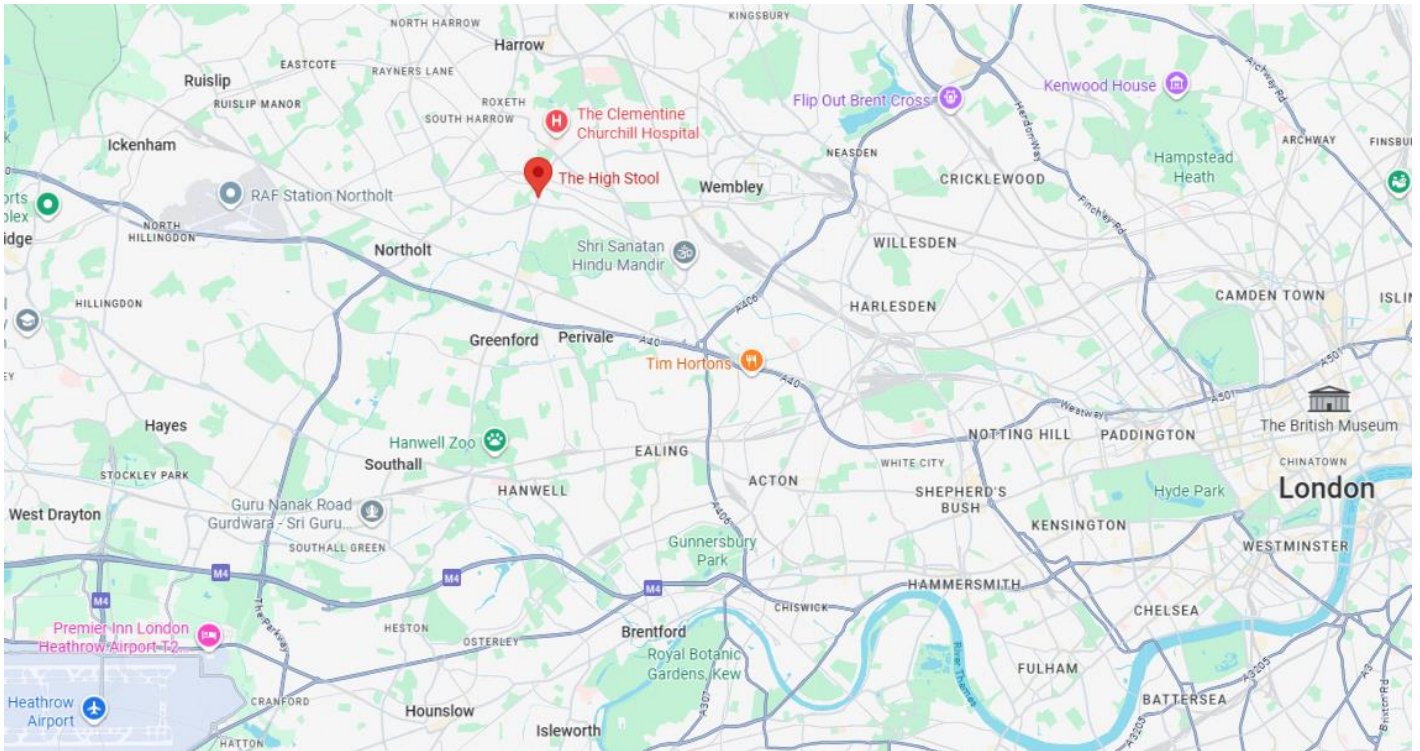
EPC

The property currently has an EPC rating of B (45) - [EPC Certificate](#).

Viewings & Further Information

The business is currently closed, an external inspection is recommended in the first instance. For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com.

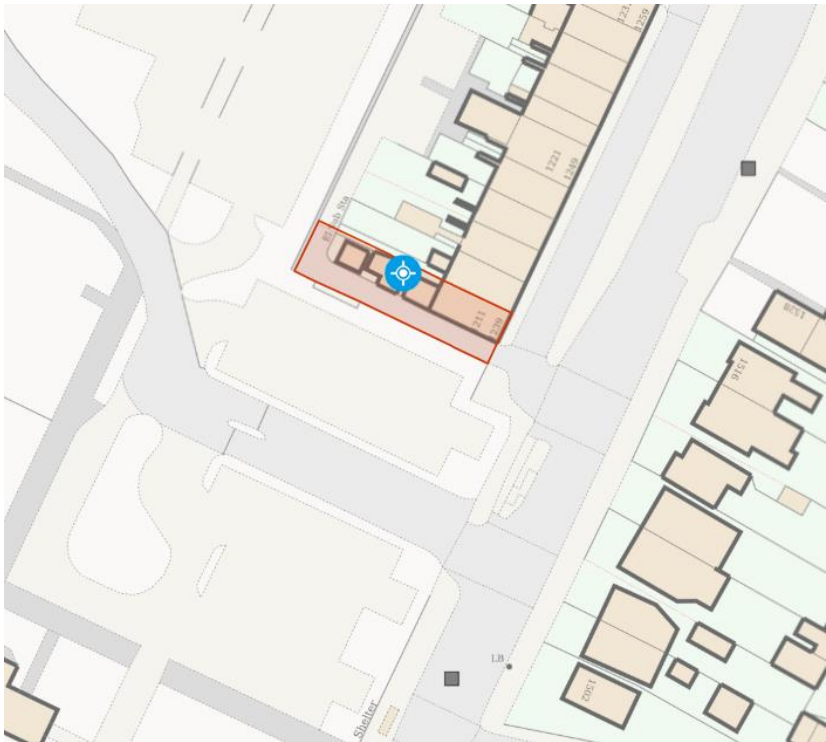
Location Plans



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



Site Plan



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

EPC

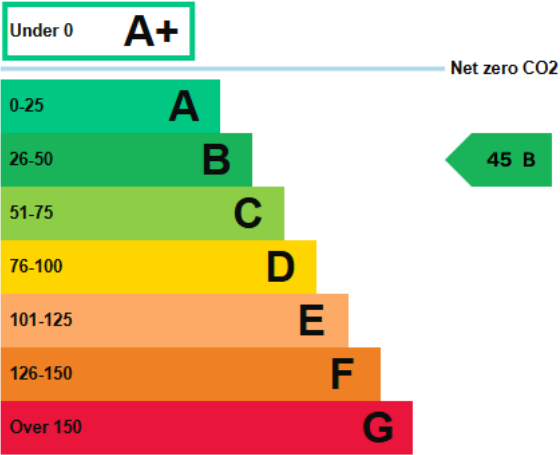
1211 Greenford Road
GREENFORD
UB6 0HY

Energy rating
B

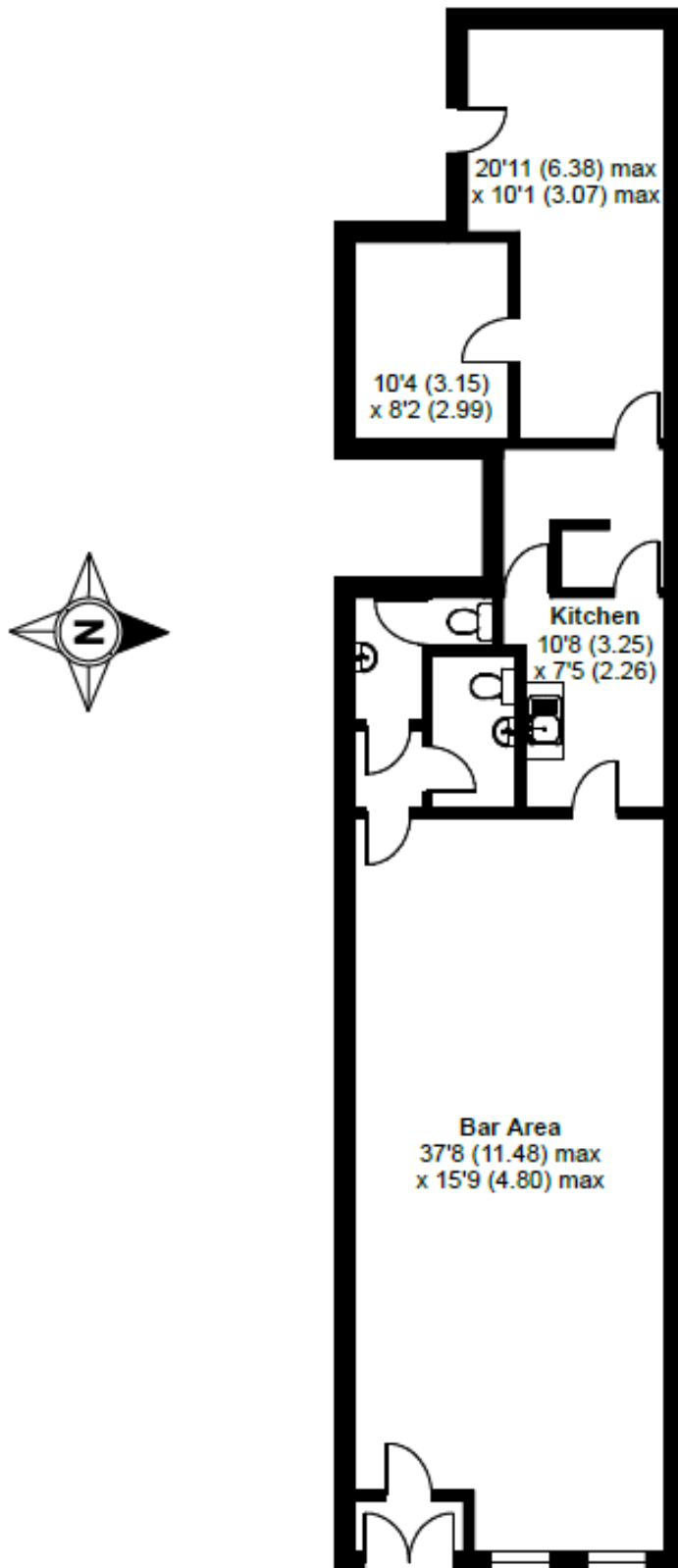
Valid until
13 September 2035

Certificate number
0913-0201-6305-6206-2704

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	102 square metres



Floor Plans – Ground Floor Layout



Not to scale – provided for indicative purposes only.