

FREE-OF-TIE PUB TO LET - LONDON, W14**ELM, 206 NORTH END ROAD, LONDON W14 9NX**

- Ground floor and basement only
- Bustling pitch close to busy street market
- Newly refurbished bar
- Suit a start-up operator

NEW FREE OF TIE LETTING – NO PREMIUM**GUIDE RENT: £35,000 - (plus VAT)****SUBJECT TO CONTRACT** sole letting agents

LONL711

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Location

The pub fronts North End Road, at its junction with Archel Road, located broadly equidistant between the train/ tube stations of West Kensington one half kilometre to the north and West Brompton to the east. The property is immediately surrounded by mixed retail and commercial accommodation with high value residential housing to side streets. An all-year street market is situated a short walk from the pub. The large Earls Court redevelopment scheme is very close by.

[Link to Street View](#)

Description

The unit forms part of an attractive, end of terrace, late Victorian style property with exposed brick elevations beneath a parapet wall to roof. The demise comprises a ground floor and basement 'lock-up', completely self-contained.

Internally the pub is set out as follows:

Ground floor Contemporary saloon bar, recently refurbished, with excellent natural daylight and side counter. Ladies and Gents customer toilets, including disability access.

Basement Used for storage and including a chilled beer cellar with delivery hatch to pavement above.

Services

We are advised that the unit is connected to mains electricity and water.

Licensing

From informal enquiry of Hammersmith & Fulham Council, it is understood that the property has a Premises Licence permitting the sale of alcohol Sunday to Thursday from 10:00am-11:00pm and Friday & Saturday from 10:00am-Midnight.

Planning

From enquiry of London Borough of Hammersmith & Fulham we have been advised that the property is not listed and not in a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £22,000.

Basis of Letting

New lease of ground floor and basement, on an internal repairing and insuring basis. The term is for ten years, inside of the 1954 Landlord and Tenant Act, with rent reviews to open market level after every five years. Rental offers in the region of £35,000 pa are invited. Free of all ties.

Service Charge

A service charge is payable in addition. This will include a contribution to the building's insurance. Maintenance costs of the building are expected to be minimal during the early years of the term as the property has been completely refurbished and benefits from warranties to all of the works.

Viewing

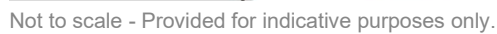
For further information or to arrange a viewing please contact James Grimes Tel: 020 7836 7826 or email:

james.grimes@agg.uk.com

An open session has been agreed on Monday 8th December at 11.30am until 12.15pm.

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.

Site Plan

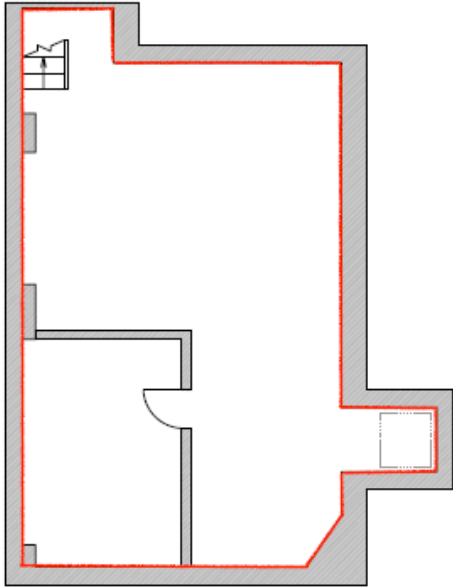


A map of the Fulham area in London, showing several pubs and landmarks. The map includes the following locations and features:

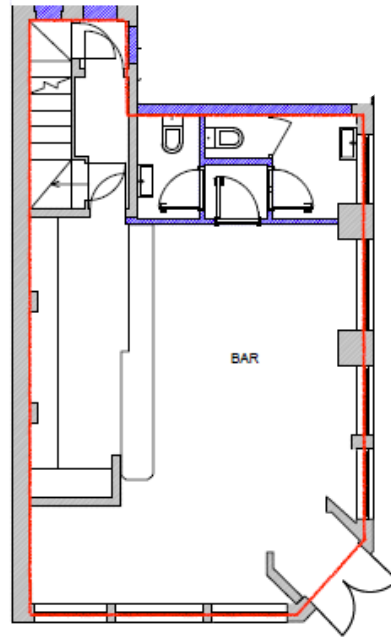
- Pubs:**
 - The Curtains Up:** Located near West Kensington and Barton Rd.
 - Conway Taverns Ltd:** Located near Sun Rd and Fairholme Rd.
 - The Elm:** Located near Archel Rd and Chesson Rd.
 - Goose Fulham:** Located near Bramber Rd and Racton Rd. Description: "Unfussy pub with all-day food & sports".
 - The Atlas:** Located near West Brompton and Seagrave Rd.
- Landmarks and Other Points of Interest:**
 - Virgin Active:** Located near Normand Park.
 - Normand Park:** A green space located near Virgin Active.
 - West Brompton:** A station located near the intersection of several roads.
 - Earl's Court:** A station located near the top right of the map.
- Streets and Roads:**
 - West Kensington:** A road running horizontally across the top left.
 - Barton Rd:** A road running diagonally from the top left towards the center.
 - Sun Rd:** A road running horizontally across the center.
 - Archel Rd:** A road running diagonally from the center towards the bottom right.
 - Chesson Rd:** A road running diagonally from the center towards the bottom right.
 - Bramber Rd:** A road running diagonally from the center towards the bottom right.
 - Racton Rd:** A road running diagonally from the bottom center towards the bottom right.
 - Seagrave Rd:** A road running diagonally from the bottom right towards the bottom left.
 - West Brompton:** A road running horizontally across the bottom right.
 - Earl's Court:** A road running diagonally from the top right towards the bottom right.

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

Floor Plans



CELLAR



PROPOSED GROUND FLOOR

Internal Photo

