

FABULOUS HISTORIC PUB WITH MICRO BREWERY



(Historic Photo)

GEORGE & DRAGON PH, 183 HIGH STREET, ACTON, LONDON, W3 9DJ

- Character property extending to approximately 7,740 sq ft gross internal
- External court-yard trade space
- Fully operational, six-barrel capacity brewery
- Potential supply agreement for 500 barrels
- Retail shop unit included

FOR SALE OR TO LET

PROPOSALS INVITED

SUBJECT TO CONTRACT sole agents

LONL261

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

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

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.



Location

The property is located on Acton High Street between the junctions of Church Road and Mill Hill, approximately 3.5km to the west of Shepherd's Bush. The locality currently benefits from good rail access, being approximately 750m from Acton Town Underground Station (Piccadilly & District Lines) and 650m from Acton Central Rail Station (Overground trains, London Overground).

Action Main Line Station, Elizabeth Line and overland trains, providing approximate travel times of: 28 minutes to Heathrow Airport; 12 minutes to Bond Street and 22 minutes to Liverpool Street Stations, is approximately 1,100m north.

[Link to Location Map](#) / [Link to Street View](#)

Description

The property comprises: - **IN ALL approx. 7,740 sqft gross internal area**

Ground Floor	Approximately 326.8 sqm (3,518 sqft) Split trade areas with attractive heritage features. Brewery area, commercial kitchen, manager's office, customer WC's and coaching entrance for deliveries
First Floor	Approximately 160.4 sqm (1,727 sqft) Wine & Spirit store, former function room. Two bedrooms, living room, domestic kitchen, bathroom and separate WC
Second Floor	Approximately 127 sqm (1,367 sqft) Two bedrooms, living room, domestic kitchen and bathroom
Basement	Approximately 48.9 sqm (526 sqft) Beer cellar and general storage area
External	External courtyard area with ancillary storage space – approx. 74.9 sqm (806 sqft)
Shop Unit	Approximately 31.8 sqm (342 sqft) at ground and approximately 24.4 sqm (261 sqft) at Basement

NB: Any floor areas set out are approximate and are for guidance purposes only and no reliance should be placed on these 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

The Premises Licence permits the sale of alcohol from 10:00am to Midnight Sunday to Thursday and from 10:00am till 02:00am on Friday and Saturday.





Planning

From enquiry of the London Borough of Ealing it is established that the property is Listed Grade II as being of Special Architectural and Historical Interest and is situated within the Acton Town Conservation Area. It is recommended parties make their own enquiries concerning the planning status of the property.

Rating Assessment

It is understood from the VOA that the property is listed within the current (2023) Rating List as a Public House and Premises and has a Rateable Value of £16,100. From 1st April 2023.

Basis of Letting/Sale

The entire property is available to let to a brewer/pub operator. The landlord will commit to the purchase of 500 brewers barrels, subject to terms. The basis of letting is subject to negotiations. Guide Rent - £52,000 per annum (plus VAT).

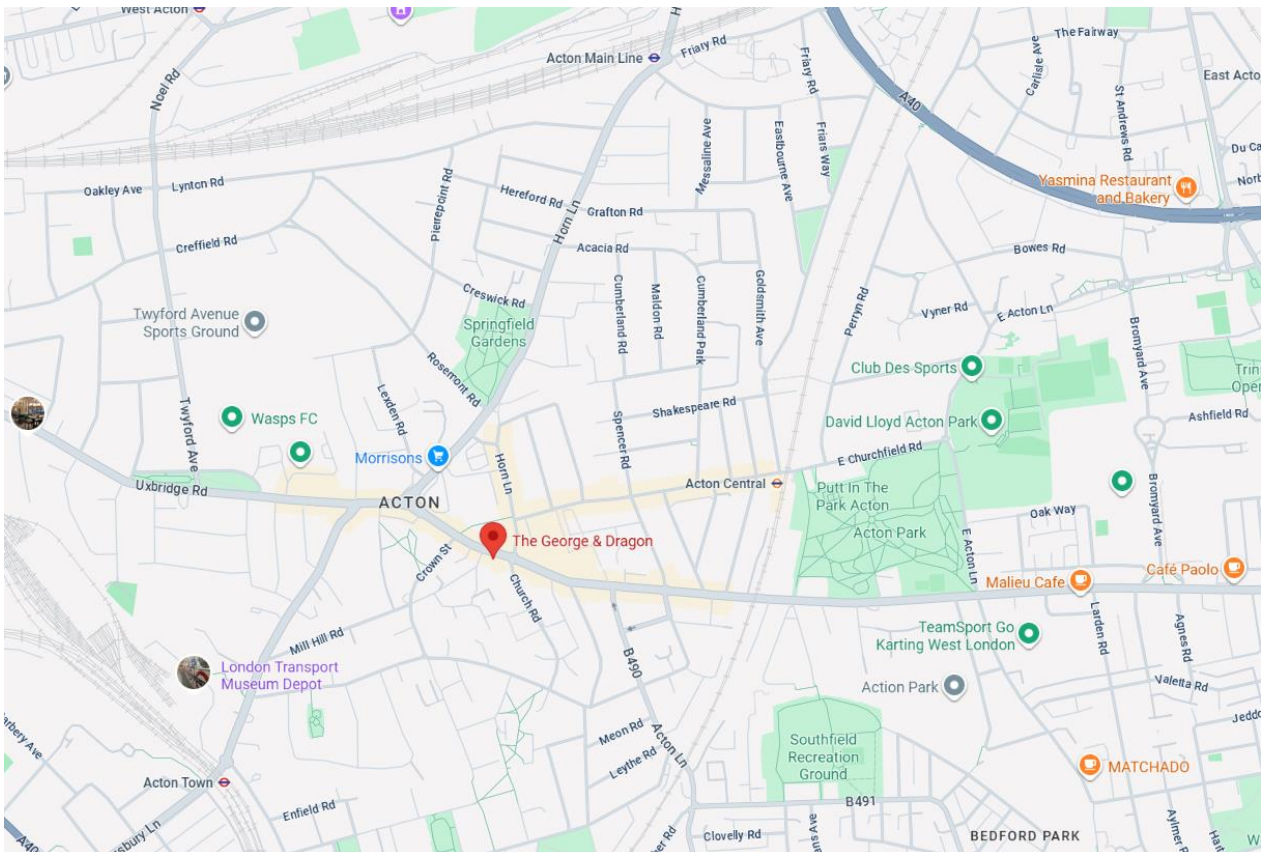
Proposals to purchase the freehold interest with vacant possession, as a fully fitted and equipped going concern will be considered, guide price £800,000 (plus VAT if applicable).

Viewing & Further Information

Please contact the below named below you wish to discuss matters further. **Discrete** customer inspections are encouraged, under no circumstances should the possibility of a letting / sale be discussed with any member of management, staff or customers of the pub. **For further information, please contact David Gooderham of the sole agent's AG&G on: Tel: 020 7836 7826 / Email: david.gooderham@agg.uk.com**

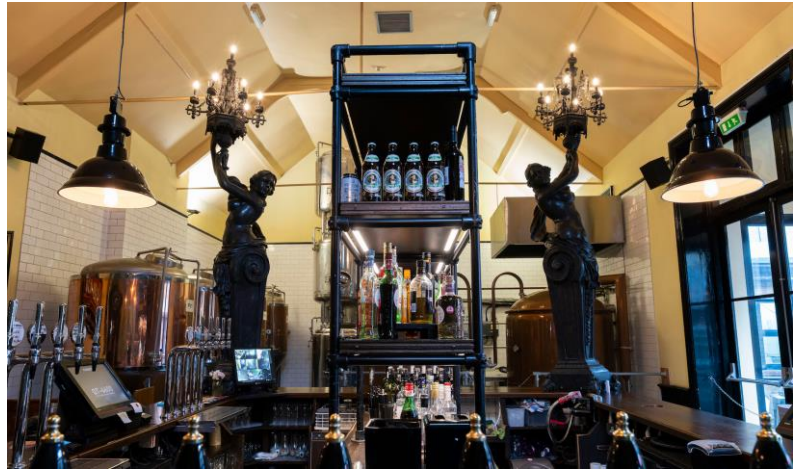
EPC - [Link to EPC - Energy Rating C](#)

Location Plan



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

Internal Photos



Floor Plans (for indicative purposes only, accuracy is not guaranteed)

