

AG&G

THE SIX BELLS

148 HIGH STREET, BRENTFORD, TW8 8EW



THE SIX BELLS, BRENTFORD SUMMARY

- Fronts busy High Street, near Grand Union Canal
- Situated within a popular part of west-London
- Local area is undergoing significant re-generation
- Licensed to sell alcohol until 1:00am Mon - Sat
- Total site area 430 sq m (4,625 sq ft)
- May suit alternative uses
(subject to obtaining the necessary consents)

FREEHOLD VACANT POSSESSION

**OFFERS IN THE REGION OF
£995,000 (+VAT IF APPLICABLE)**

SUBJECT TO CONTRACT

Sole Selling Rights

LONF697



LOCATION

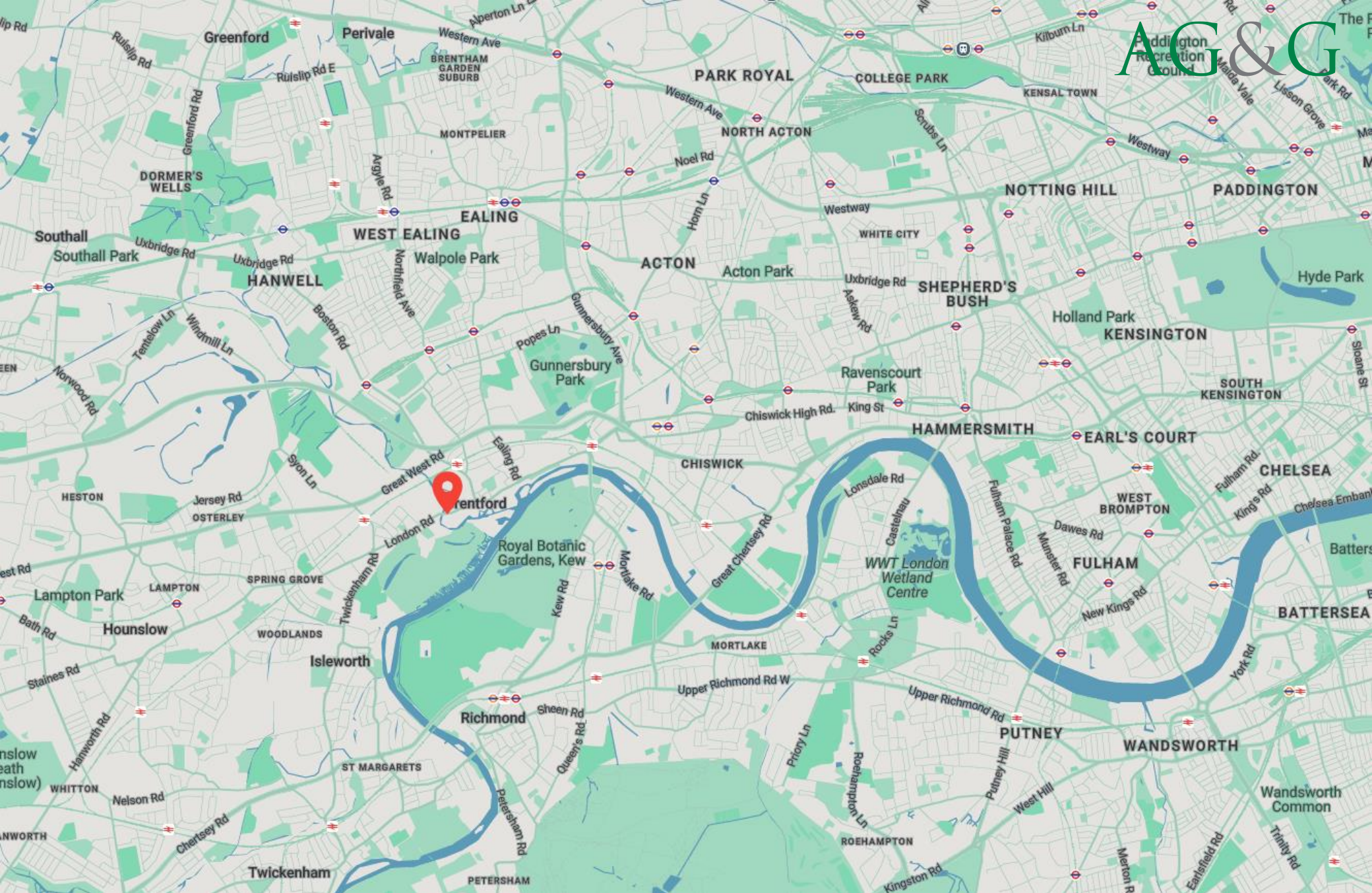
The pub sits within an area undergoing significant transformation and is located close to The Brentford Project, an 11.8-acre mixed-use riverside regeneration scheme delivering 876 new homes.

The pub is situated within an area administered by the London Borough of Hounslow, approximately 13 kilometres (8 miles) west of central London.

It fronts Brentford High Street at its junction of The Ham. Brentford Railway Station lies approximately 550 metres to the north which provides frequent access into London Waterloo with a journey time of around 30 minutes.

It is surrounded by a mixture of commercial and residential accommodation, varying in scale and age, and benefits from its close proximity to the regeneration area.

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DESCRIPTION

An attractive, detached building constructed over three storeys above part basement with external trading area. Two separate trade patios and garage to rear.

Ground floor

Decorated in a traditional style, fitted with a single bar servery and exposed timber flooring, largely open plan and benefiting from good floor to ceiling height. A set of female and male customer wc's lie to the side and a dining room and kitchen to the rear.

Basement

Cold beer store and general ancillary storage areas.

First Floor

We have been advised that the first-floor comprises a large kitchen, living room, two bedrooms and a bathroom.

Second Floor

We have been advised that the second-floor comprises three bedrooms and a bathroom.

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According to Nimbus Maps the total site area and the building footprint are as follows:-

Total Site Area	430 sq m (4,624 sq ft)
Total Building Footprint	223 sq m (2,400 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.

Due to the discreet nature of this sale, AG&G have not inspected the non-trading areas of this property. All interested parties are to rely upon their own inspection/viewing and due diligence prior to submitting a bid.

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SERVICES

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

LICENSING

From informal enquiry of the London Borough of Hounslow, it is understood that the property has a Premises Licence permitting the sale of alcohol from 10:00am until midnight on Sunday and from 10:00am until 1:00am on Monday to Saturday.

PLANNING

We have been advised that the property is not statutorily listed and nor is it situated by Heritage England, but it is locally listed and does lie within the 'Grand Union Canal & Boston Manor' Conservation Area.

EPC

The property has an EPC rating of C (72).
[Click Here to download the EPC](#)

RATING ASSESSMENT

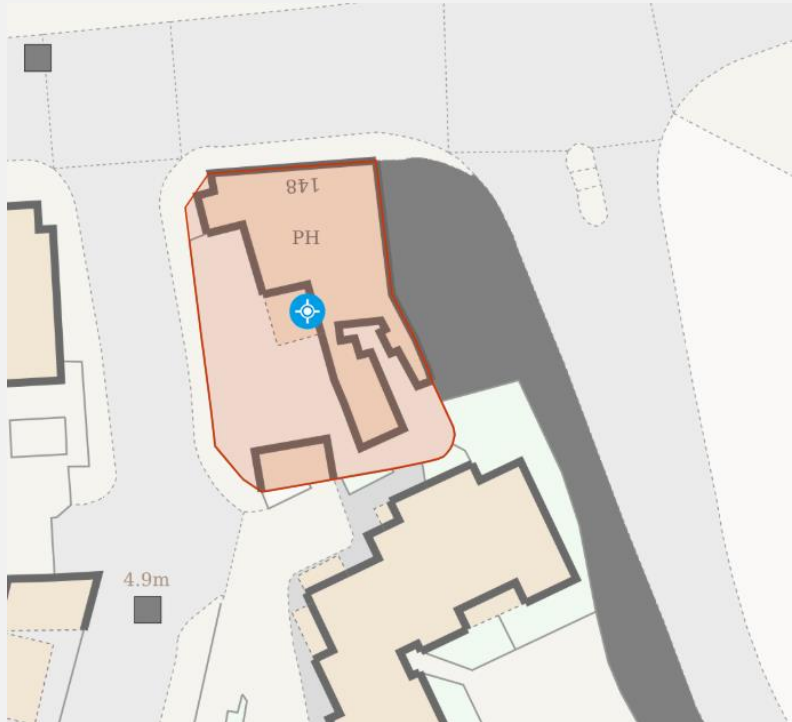
The property is listed as a Public House & Premises and has a rateable value of £26,250 with effect from 1st April 2026.

BASIS OF SALE

Guide price £995,000 for the freehold interest with vacant possession upon completion (plus VAT if applicable).

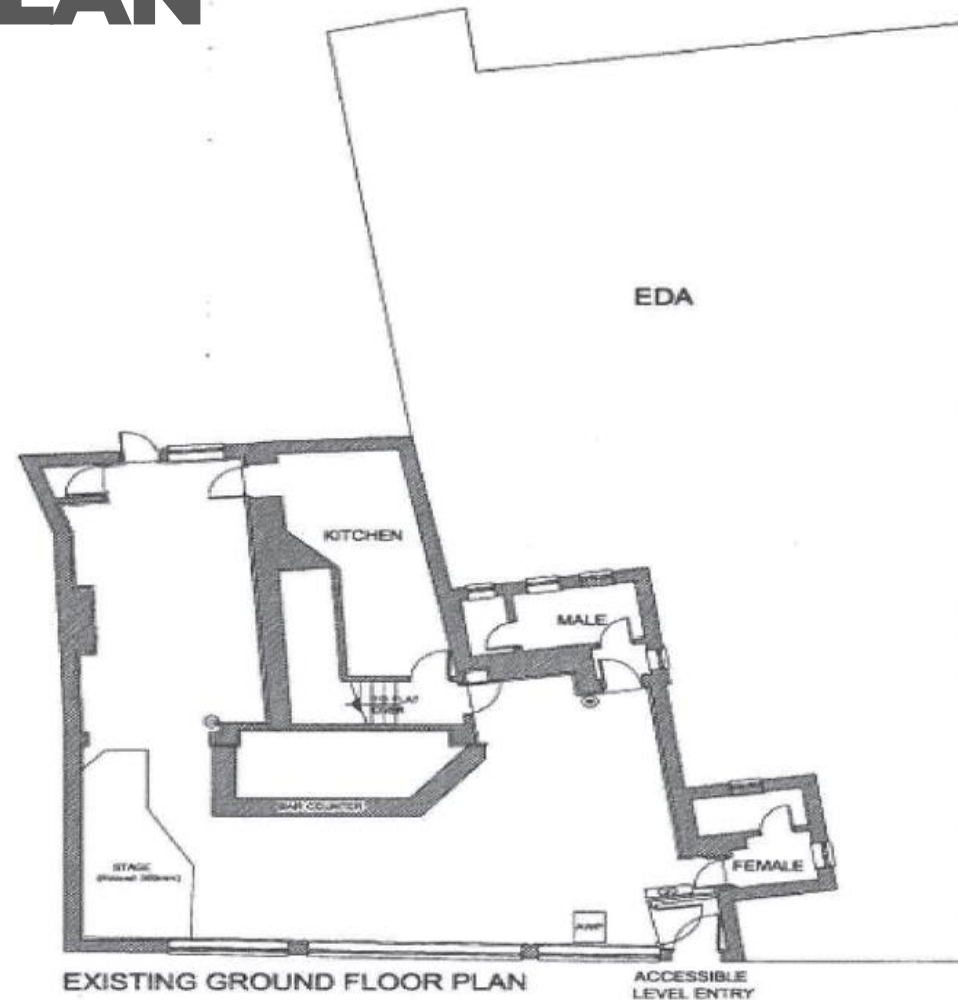
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SIX BELLS SITE PLAN



The above site plan is not to scale and is provided for indicative purposes only (source Nimbus Maps).
The red line drawn is provided for indicative purposes only.

SIX BELLS FLOOR PLAN



Not to scale and is provided for indicative purposes only.



VIEWINGS & FURTHER INFORMATION

The business is currently open and trading, prospective purchasers are requested to undertake a discreet customer inspection in the first instance.

On no account should the staff/management be approached in connection with this matter.

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.

Directors 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 • P.A. Themistocli 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.