

**NIL PREMIUM – PUB TO LET ADJACENT TO PREMIER INN  
OPPOSITE RAVENSCOURT PARK, HAMMERSMITH****BLACK BULL, 257 KING STREET, HAMMERSMITH, LONDON, W6 9LP**

- Fronts very busy pitch within high density mixed residential and commercial location
- Ground floor and basement lock-up with sizeable external patio to the front
- Premises licence recently granted, permitting the sale of alcohol until 11pm everyday
- New free-of-tie lease available, all terms to be negotiated
- May suit alternative uses: i.e. shisha, restaurant, coffee shop, bakery. children's nursery, retail, health & fitness studio, medical facility, office (subject to obtaining necessary permissions)

**NIL PREMIUM****GUIDE RENT £40,000 PER ANNUM (+ VAT if applicable)****SUBJECT TO CONTRACT** (Sole Letting Agents)

LONL715

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### Location

The property lies within an area administered by the London Borough of Hammersmith, approximately 7 ¼ km (4 ½ miles) west of central London (Piccadilly). The site is adjacent to a 13-storey, 119-bedroom Premier Inn hotel, and lies opposite the main entrance to Ravenscourt Park. A recently constructed seven-storey residential scheme (Ravilius House) comprising 51 units is also situated opposite, along Vencourt Place.

The surrounding area comprises a mix of commercial uses and several well-regarded schools, including:- Latymer Upper School, Burlington House School, West London Free School, and Ravenscourt Park Preparatory School.

Hammersmith Broadway, and its Underground stations provides access to the Piccadilly, District, Circle, and Hammersmith & City lines, is located approximately 900 metres to the east. The nearest Underground station is Ravenscourt Park, which lies approx. 200 metres to the north-east, with Stamford Brook Station situated less than 500 metres to the north west.

A location plan is attached. [Link to Street View](#)

### Description

The pub is set out over ground floor and basement and benefits from a sizeable external patio area to the front. The ground floor trading area is decorated in a traditional style, fitted with a single bar servery and a set of male and female customer wc's. The basement provides a cold beer store and general ancillary storage area.

A set of historic floor plans, a site plan and additional photos are attached.

We have been advised that the building has the following approximate gross internal areas:-

<b>Ground floor</b>	104 sq m (1,120 sq ft)
<b>Basement</b>	80 sq m (865 sq ft)
<b>Total</b>	184 sq m (1,985 sq ft)

According to the online measuring system ProMap:-

<b>Building footprint</b>	122 sq m (1,312 sq ft)
<b>External area</b>	188 sq m (2,022 sq ft)
<b>Total</b>	310 sq m (3,334 sq ft)

NB: AG&G have not measured the building and 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 which permits the sale of alcohol from 11:00am until 11:00pm on Monday to Saturday and from 12noon until 11:00pm on Sunday.

### Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £8,900, with effect from 1<sup>st</sup> April 2026.

### Basis of Letting

The landlord is seeking to grant a new free-of-tie lease, guide rent £40,000 per annum, all terms to be negotiated (VAT may be payable in addition to the rent). Subject To contract.

### EPC

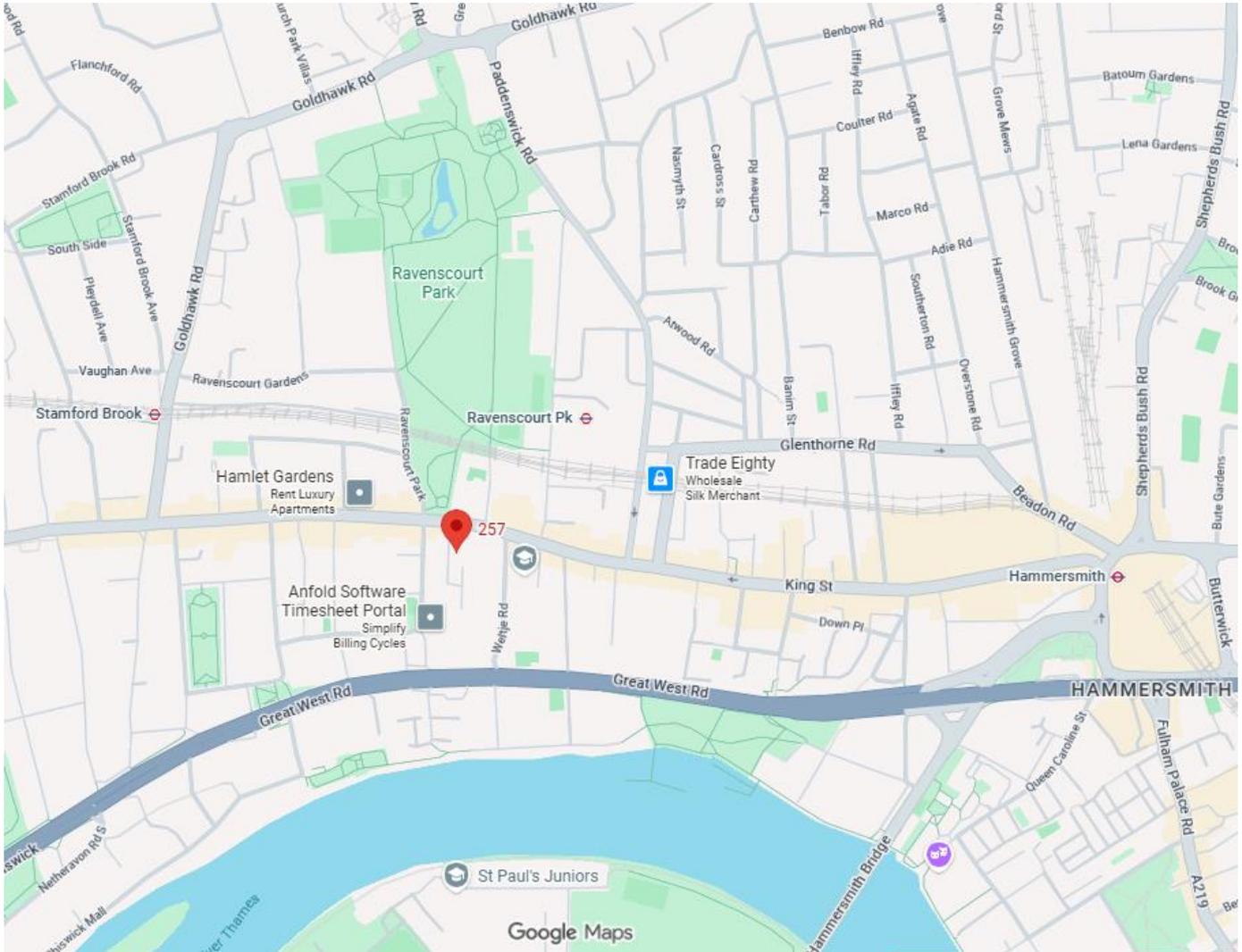
EPC rating of B (49) - [EPC Certificate](#).

### 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](mailto:panayiotis.themistocli@agg.uk.com).

## Location Plan



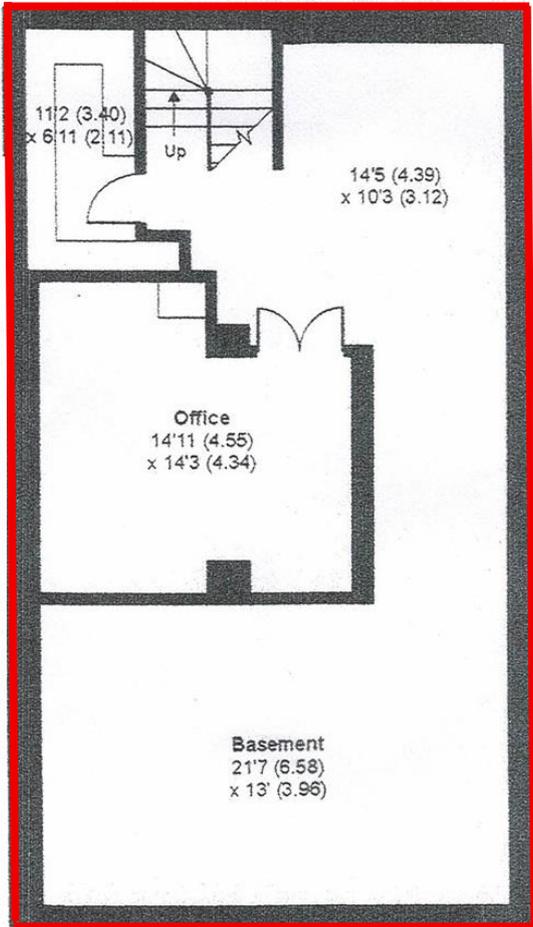
Source: Google Maps. Not to scale - Provided for indicative purposes

## Site Plan

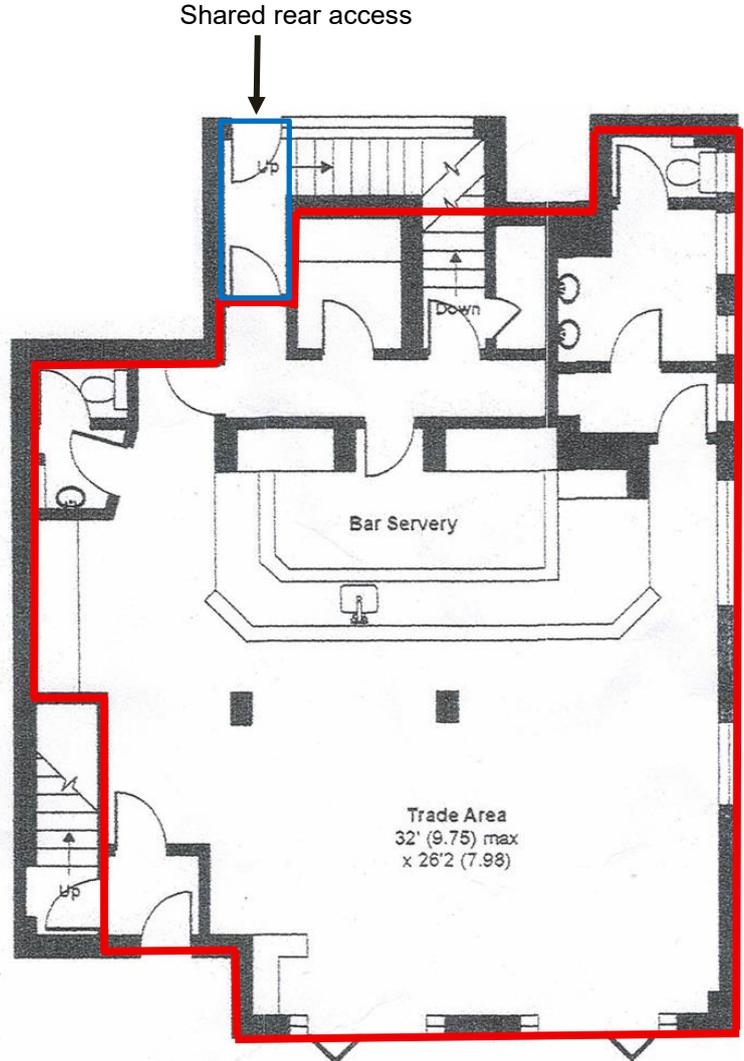


Source: Promap. Not to scale - Provided for indicative purposes

## Floor Plans



LOWER GROUND FLOOR 866 SQFT



GROUND FLOOR 1121 SQFT

Historic plans, not to scale – provided for indicative purposes only. All red lines drawn are for indicative purposes.

## Additional Photos

