

WANDSWORTH – FORMER PUB FOR SALE OR TO LET

**FORMER PENSURRY ARMS, 4 PENSURRY STREET, WANDSWORTH, LONDON, SW8 4TJ**

- Surrounded by a mixture of residential and commercial uses, just off Wandsworth Road
- Wandsworth Road station lies circa 100 metres to the south west
- Self-contained upper parts comprising five rooms
- May suit reinstatement back into traditional public house use or alternative uses, i.e. charity, community or e-class (all subject to obtaining the necessary consents)

VACANT POSSESSION**FOR SALE OR TO LET – OFFERS INVITED**

SUBJECT TO CONTRACT – Sole selling/letting agent

LonF701

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

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

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Location

The site lies within an area administered by the London Borough of Wandsworth, approximately 4 kilometres (2 ½ miles) south of central London (Charing Cross Station). It fronts the eastern side of Pensbury Street, just off Wandsworth Road (A3036). The surrounding area comprises a mixture of commercial and residential uses with a Royal Mail sorting office adjacent and Battersea Park situated circa one kilometre to the north west.

Wandsworth Road (Windrush - London Overground Line) lies approximately 100 metres to the south west which provides frequent services into Clapham Junction with a journey time of around seven minutes. A location plans are attached.

Description

An imposing detached three storey property of mock-Tudor style constructed above basement, beneath a pitched clay tiled covered roof. There is an enclosed, partially covered courtyard to the rear and the upper parts benefit from self-contained access off Pensbury Street. Internally, the configuration is as follows:-

Ground floor	Open plan customer area with an office to the rear in addition to a separate customer male and female customer wc.
Basement	General ancillary storage area and former cold beer storage
First floor	Three rooms each with a kitchenette, shower room, wc and wash hand basin
Second floor	Two rooms each with a kitchenette, shower room, wc and wash hand basin

A site plan is attached.

Nimbus Maps measurement, approximately:-

Building Footprint 135 sq m (1,450 sq ft)

Total site area 165 sq m (1,775 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.

Licensing

It is understood that the property previously held a premises licence which permitted the sale of alcohol from 10:00am until midnight on Monday to Saturday and from noon until 11:30pm on Sunday. A new letting will be conditional upon a new premises licence being obtained from the local authority.

Planning

From informal enquiry of the London Borough of Wandsworth, we have established that the property is not listed by English Heritage as being of Special Architectural or Historical Interest, but it does lie within the 'Wandsworth Road Conservation Area'.

Rating Assessment

The property is not currently listed on the local Rating List, it will be re-assessed in due course for business rates.

Basis of Sale or Letting

Inviting unconditional offers for the freehold interest with vacant possession upon completion. The owner will consider leasing the entire property, or just the ground floor and basement with enclosed rear yard on a new free-of-tie lease. The property is current shell condition, extensive incentives / rent free period available from the landlord, all terms to be negotiated. VAT will be payable in addition to the purchase price / rent.

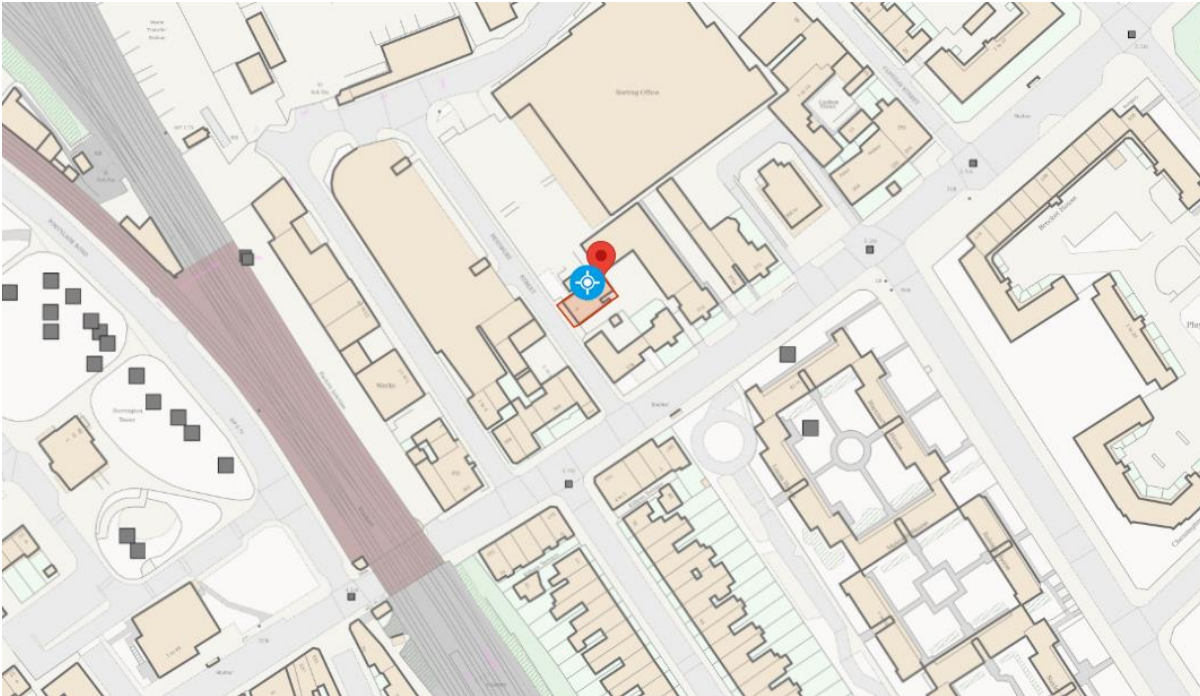
Viewings & Further Information

For further information or to organise a site visit, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

Money Laundering

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



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

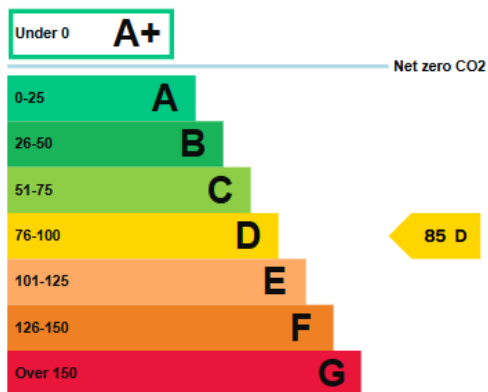
EPC

Rating D (85) – extract below.

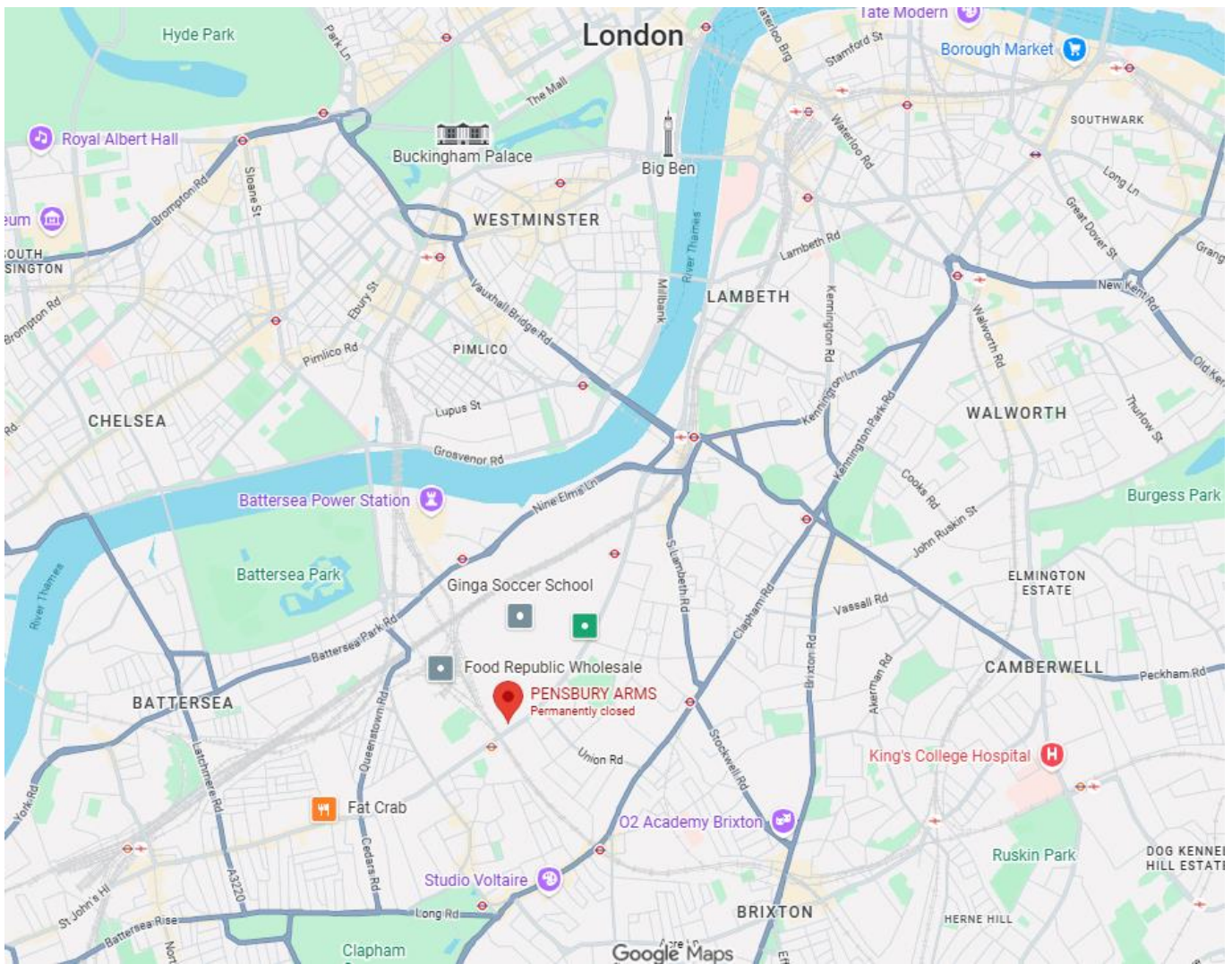
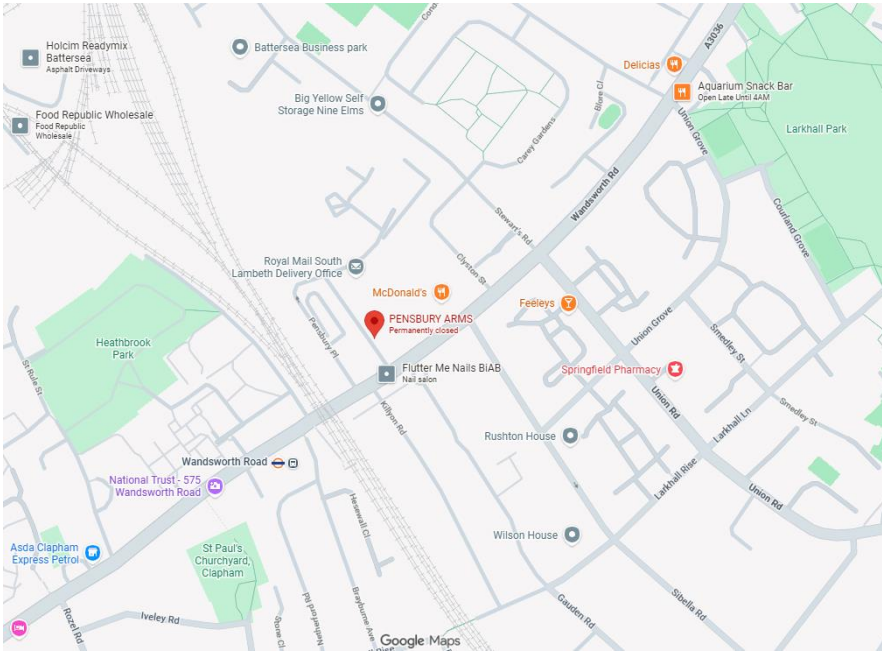
[Link to EPC](#)

Pensbury Arms 4 Pensbury Street LONDON SW8 4TJ	Energy rating D
Valid until 5 March 2033	Certificate number 0220-2328-0335-0005-1793

This property's energy rating is D.



Location Plans



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