

AG&G



GEORGE & DRAGON PH

183 HIGH STREET, ACTON, LONDON, W3 9DJ

GEORGE & DRAGON PH

SUMMARY

FREEHOLD PUB FOR SALE

- Character property extending to approximately 7,740 sq ft gross internal
- Spacious trade areas with 2:00am licencing Friday and Saturday
- Includes 'six barrel' micro-brewery
- External court-yard trade space
- Five-bedroom living accommodation
- Retail shop unit included

FREEHOLD FOR SALE

GUIDE PRICE £800,000 (PLUS VAT IF APPLICABLE)

SUBJECT TO CONTRACT

Sole Selling Rights

LONF710

AG&G

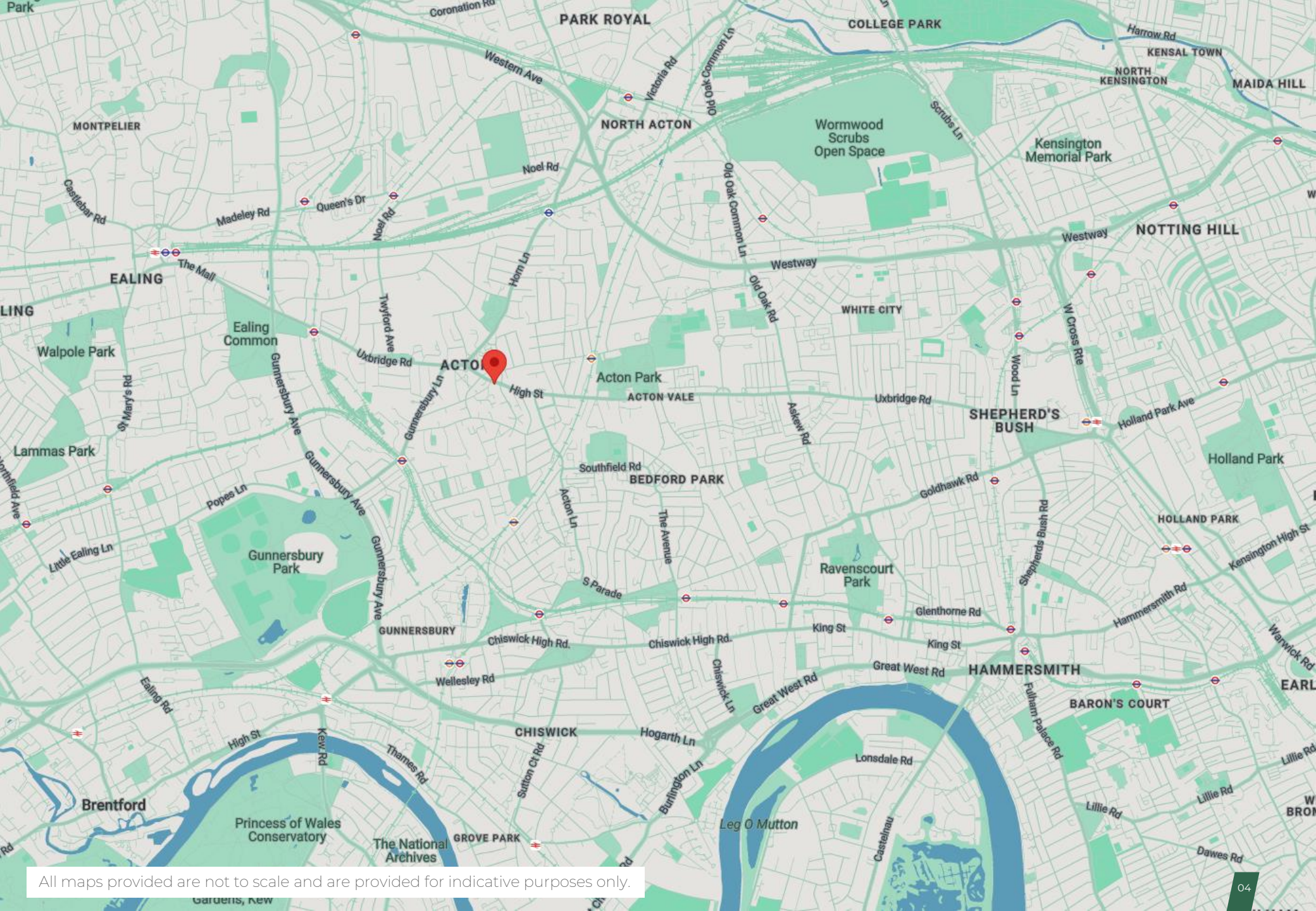


LOCATION

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.

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All maps provided are not to scale and are provided for indicative purposes only.

DESCRIPTION

An impressive historic pub.

Basement

Beer cellar and general storage area

Ground floor

Split trade areas with attractive heritage features including impressive micro-brewery, commercial kitchen, manager's office, customer WC's and coaching entrance for deliveries

First floor

Wine & Spirit store, former function room (possible bedroom). Two bedrooms, living room, domestic kitchen, bathroom and separate WC

Second floor

Two bedrooms, living room, domestic kitchen and bathroom

External

External courtyard area with ancillary storage space

According to online measuring devices the approximate areas are as follows:-

Ground floor	326.8 sqm	(3,518 sqft)
Basement	48.9 sqm	(526 sqft)
First floor	160.4 sqm	(1,727 sqft)
Second	127 sqm	(1,367 sqft)
External	74.9 sqm	(806 sqft)
Shop unit at ground	31.8 sqm	(342 sqft)
Shop unit at basement	24.4 sqm	(261 sqft)

Total **719 sq m** **(7,740 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.



SERVICES

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

LICENSING

From informal enquiry of the London Borough of Ealing it is understood that the property has a Premises Licence permitting the sale of alcohol between 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 (2026) Rating List as a Public House and Premises and has a Rateable Value of £15,000.

BASIS OF SALE

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).

EPC

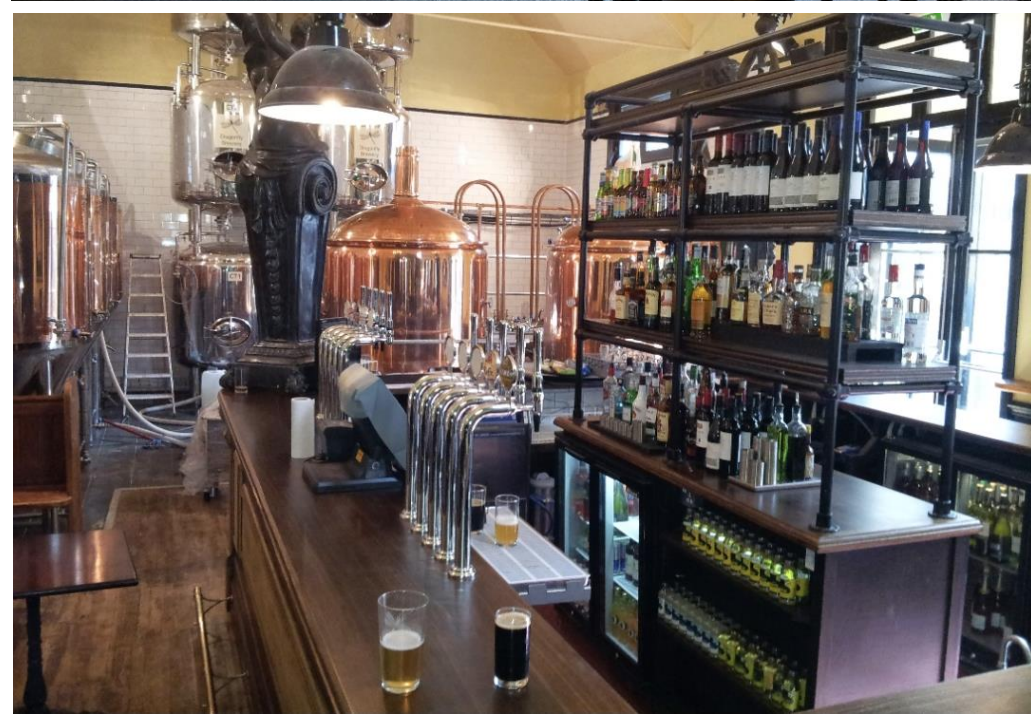
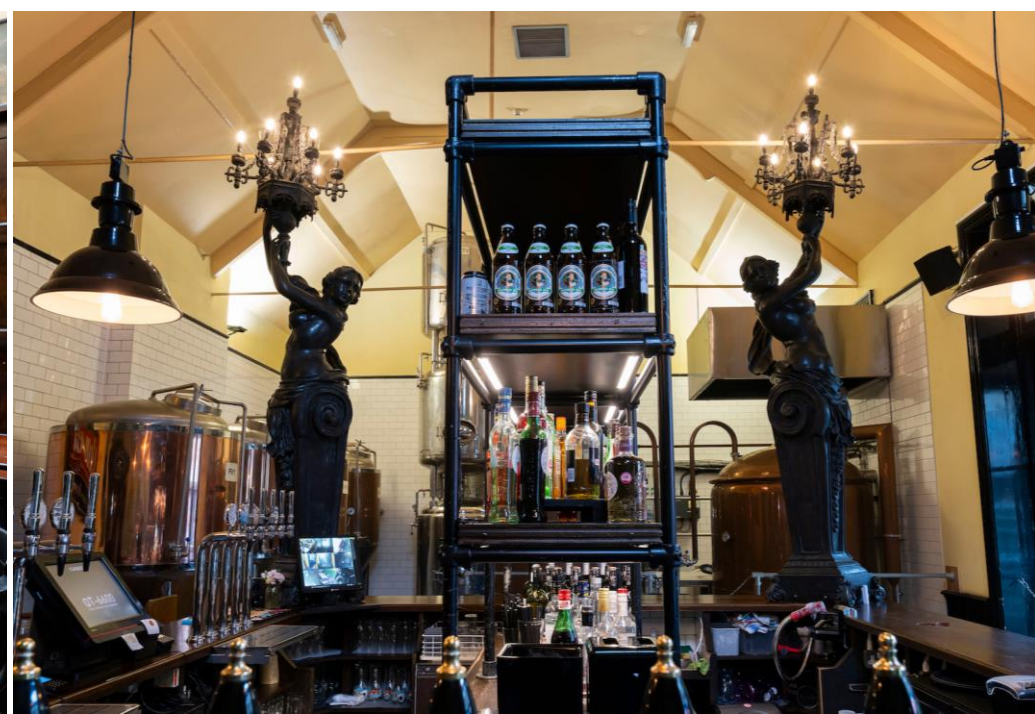
The property has an EPC rating of C

183 High St LONDON W3 9DJ		Energy rating C
Valid until 21 October 2035	Certificate number 0059-0636-1882-3589-2585	

ST GEORGE and the DRAGON

LIST OF LANDLORDS

1759 Daniel Sinman	1839 Martin Oldham
1774 John Hatton	1855 William Hugh Wright
1778 Edward Barron	1867 Mr Lane
1780 Valentine Windley	1873 William H Batchelor
1783 William Palmer	1877 Ann Batchelor
1783 Daniel Sinman	1881 John Brooks
1784 Edward Cook	1920 John Tollett
1787 Thomas Hayes	1922 Charles S Brooks
1788 Richard Deale	1935 James Blackwell
1791 John Ray	1945 B A Blackwell
1792 William Morgan	1955 R A Blackwell
1793 John Green	1960 B Nicholas
1794 Thomas Green	1966 Frank L Waters
1800 Richard Corwell	1987 Mick Newman
1801 James Diamond	1995 D Chalmers
1803 George Cotterell	2006 D Jackson
1805 Robert Hill	2007 Catherine McGeown
1808 Mathew Hawes	
1811 Thomas Dove	
1814 Samuel Mead	
1816 John Tollett	
1818 John Todd	
1820 George Tollett	
1821 William Clarke	
1826 William Latham	

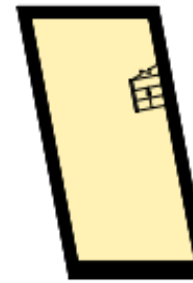
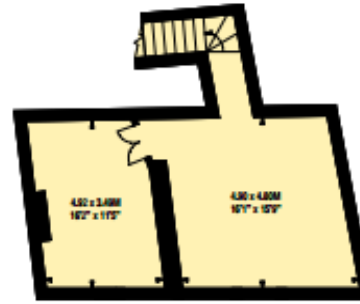




PLANS

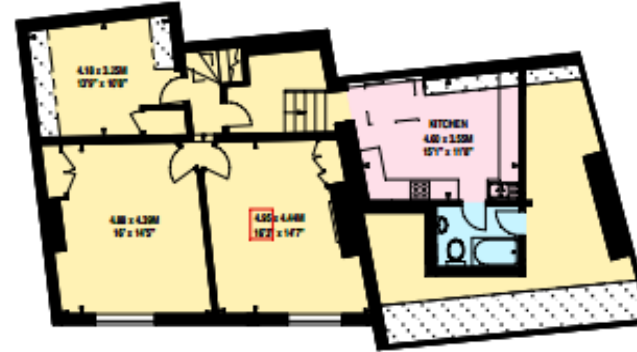
George and Dragon,
Acton High Street, W3

Gross Internal Area 719 sq m / 7740 sq ft



Lower Ground Floor
46.3 sq m / 500 sq ft

Lower Ground Floor
26.4 sq m / 285 sq ft



Second Floor
177.8 sq m / 1907 sq ft



First Floor
165.4 sq m / 1787 sq ft

The above plans are not to scale and is provided for indicative purposes only.

VIEWINGS & FURTHER INFORMATION

Discrete customer inspections are encouraged, under no circumstances should the possibility of a sale be discussed with any member of management staff or customers of the pub.



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 • Associate Director P.A. Themistocli BSc (Hons) MRICS

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