

SIZEABLE VACANT FREEHOLD PUB FOR SALE

Greenford, West London

**THE BALLOT BOX, HORSENDEN LANE, GREENFORD, MIDDLESEX, UB6 7QL**

- Prominent landmark pub/restaurant with over 60 car parking spaces
- Situated within attractive park setting on the edge of a densely populated residential area
- Gross internal area approx. 1,360 sq m (14,635 sq ft)

FREEHOLD WITH VACANT POSSESSION (Except for agreement relating to 6 x EV bays)**GUIDE PRICE £1,500,000** (+VAT IF APPLICABLE)**SUBJECT TO CONTRACT** - Sole Selling Agent

LONF713

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Location

The site lies with an area administered by the London Borough of Ealing, approximately 14 ½ kilometres (nine miles) north west of central London. Situated within an attractive and tranquil park-like setting on the edge of a densely populated residential area. The pub fronts Horsenden Lane North opposite Horsenden Hill West Park and backs onto Whittlers Wood.

The residential neighbourhoods of Sudbury Hill and Sudbury Town lie a short distance to the north and north east. In terms of transport links, the site is very well positioned with access to the A40 Western Avenue circa 1 ¾ kilometres (one mile) to the south west and the Hanger Lane / A406 North Circular interchange circa 3 ½ kilometres (two miles) to the south east. The following Underground Stations are all within 1,250 meters of the property: Sudbury Hill and Sudbury Town (Picadilly Line) to the north west and north east and Greenford (Central and Great Western Railway Lines) to the south west. [Link to Street View](#)

Description

Sizeable plot of just over two acres. A detached, three storey building constructed over part basement beneath a multi-pitched clay tiled covered roof with single storey flat roofed extensions to the sides. The upper parts benefit from self-contained access via an external staircase to the rear. The site benefits from a sizeable car park of 30 spaces to the front in addition to a raised overflow car parking area to the side providing 20 additional unmarked spaces. There is a large, raised trade garden to the rear comprising children's play area and numerous benches. The site also benefits from 6x EV charging stations to the front, these spaces are leased to a provider (please see the plans below for further information).

Internally the pub has the following configuration:-

- Ground Floor** Customer area divided into four separate trading areas, decorated in a contemporary managed house style, fitted with a 'dog-leg' shape bar servery, carpet flooring and raised seating areas to the rear. Two sets of male and female wc's in addition to a separate disabled wc. A fully fitted trade kitchen to the side.
- First Floor** Domestic accommodation comprising four rooms, domestic kitchen, bathroom with wash hand basin and a separate wc. Former function room, storage rooms, boiler cupboard.
- Second Floor** Provides additional residential accommodation with three rooms, a domestic kitchen, a store room and a shower room with separate wc.
- Basement** Cold beer store and various ancillary storage areas.

According to the property's EPC, the gross internal area of the building is approximately 1,360 sq m (14,622 sq ft).

Building Footprint 803 sq m (8,645 sq ft)

Site Area 2.055 acre (8,315 sq m)

Source: Nimbus Maps

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

The property is believed to be connected to all mains services.

Licensing

Permitted to sell alcohol from 10:00am until midnight on Sunday to Wednesday and from 10:00am until 1:00am on Thursday to Saturday.

Planning

The property's current planning use is as a Public House which falls within 'Sui-Generis Drinking Establishment' Use under the Town and Country Planning (Use Classes) Order 1987 amended September 2020.

Rating Assessment

Listed as 'Public House & Premises with a rateable value of £31,000 from 1st April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion, except for the agreement relating to the six car parking spaces, (rental and lease details TBC). **Guide price £1,500,000**, VAT may be payable in addition.

Money Laundering

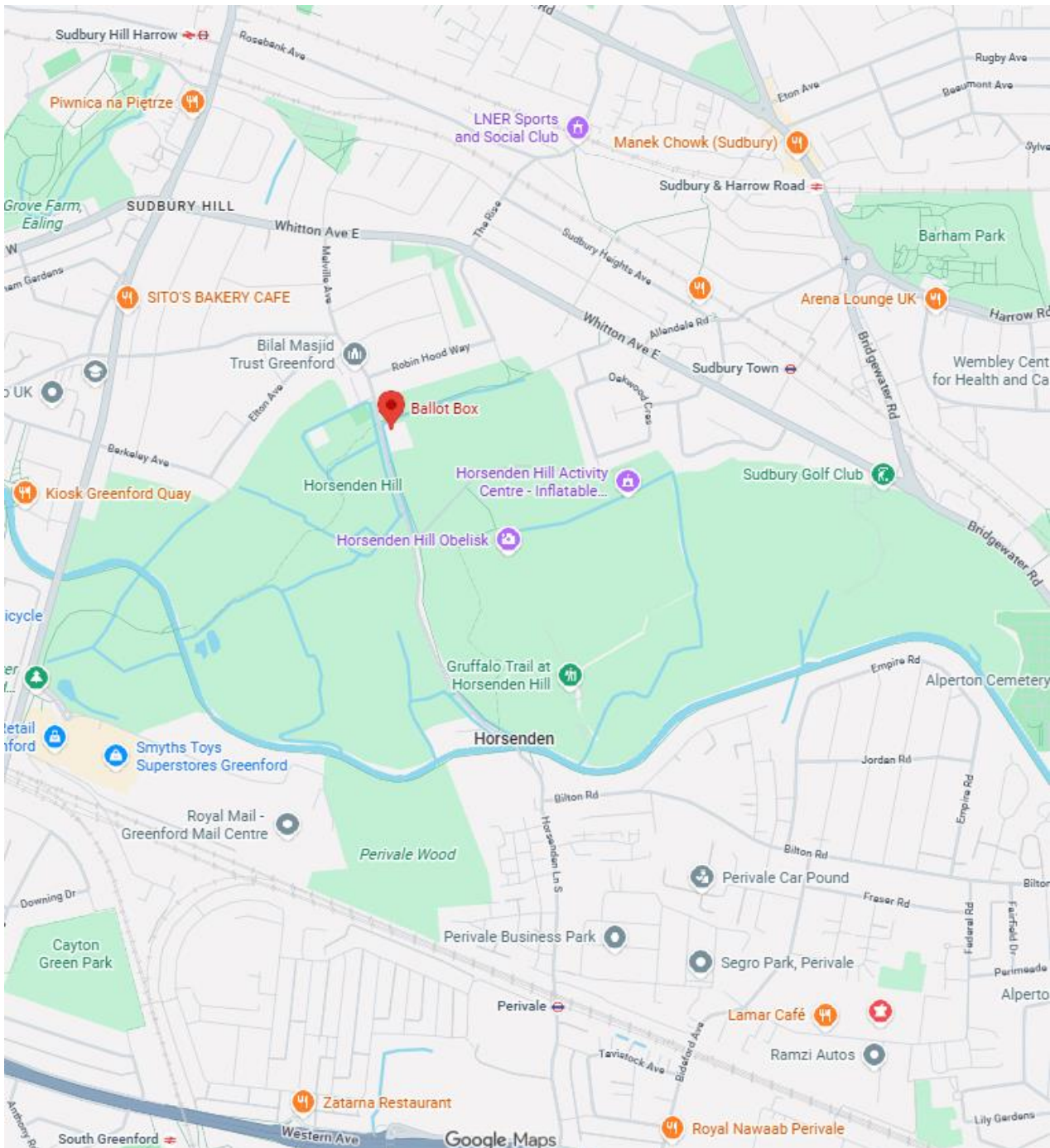
Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

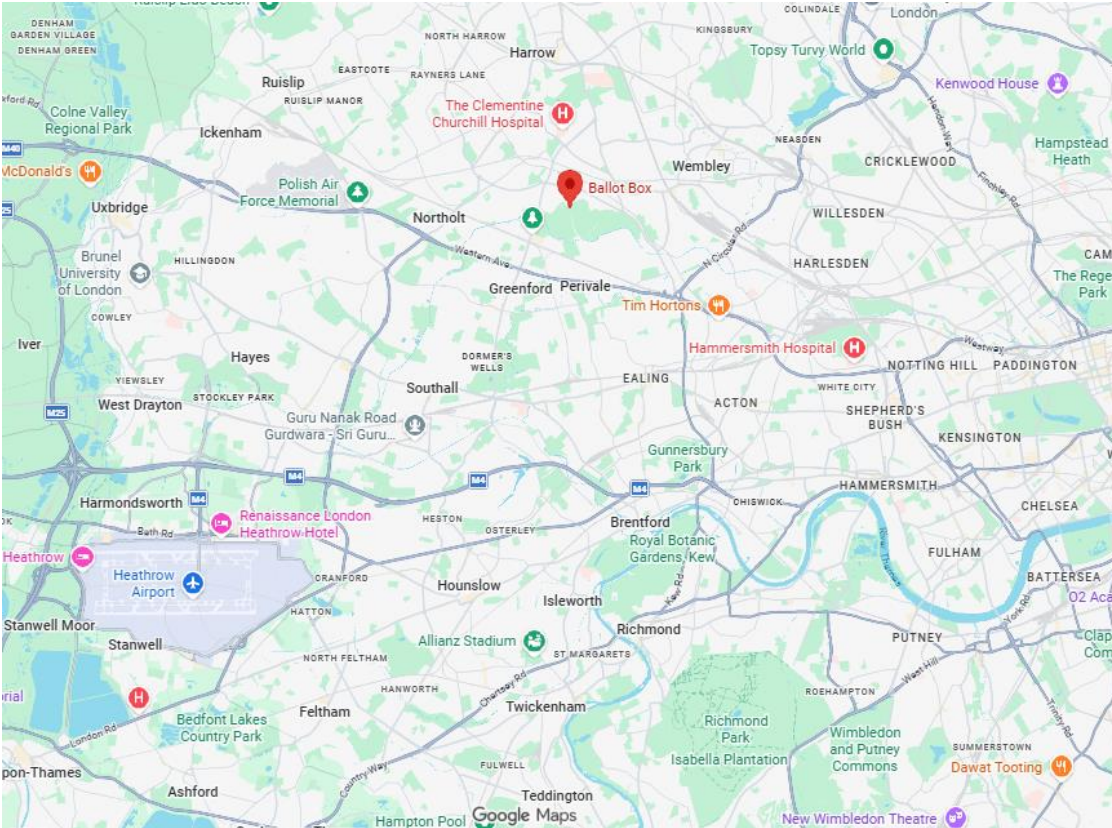
Further Information & Viewings

The business is currently closed, an external inspection is advised in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocli on either tel. 07973 856 232 or email.

panayiotis.themistocli@agg.uk.com.

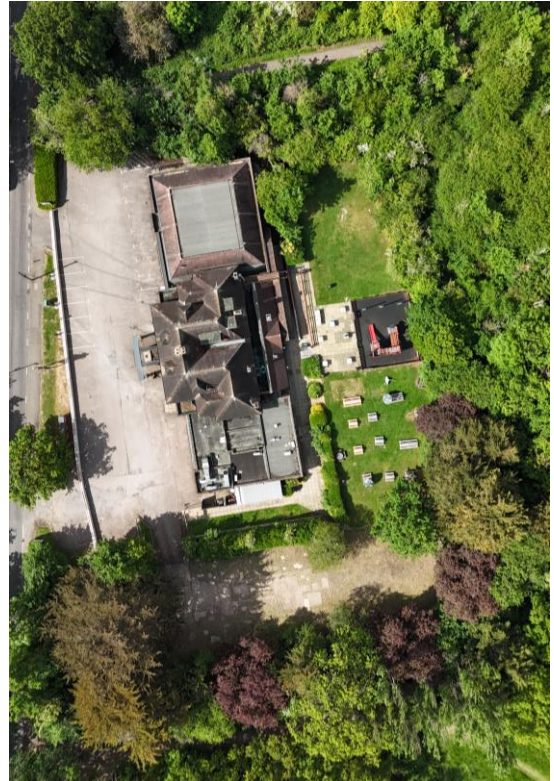
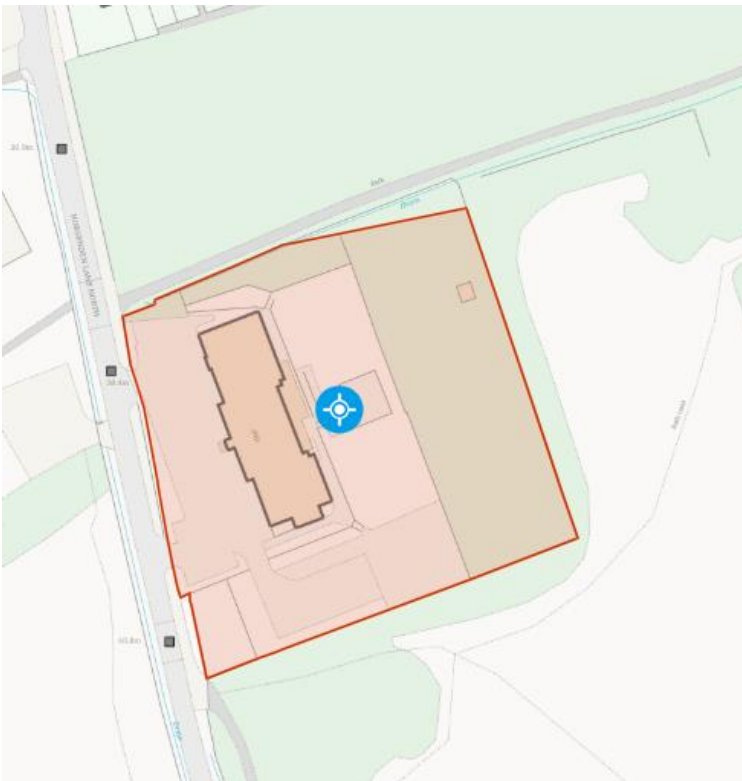
Location Plan - [Link to Location Map](#)



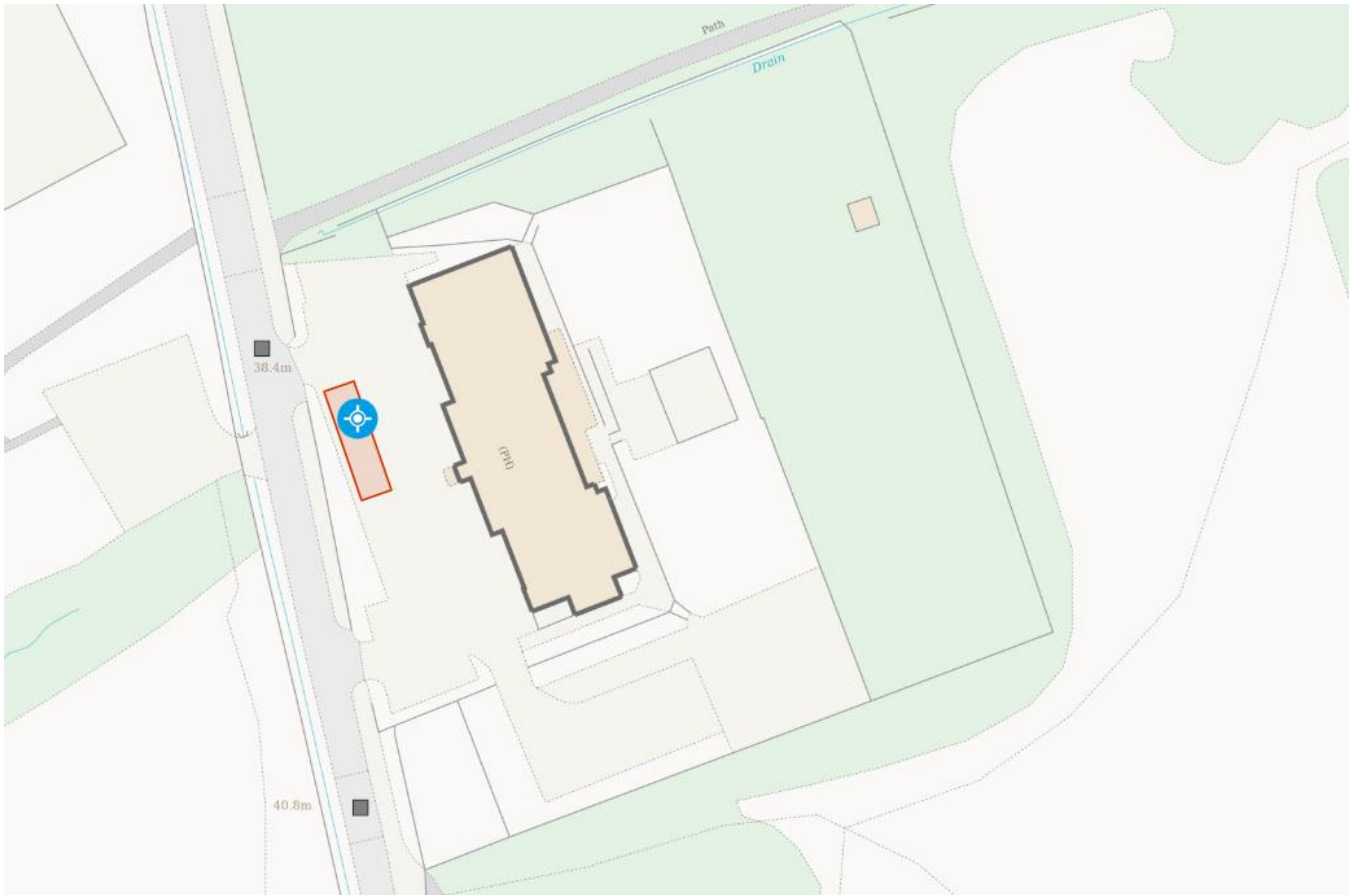


Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



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

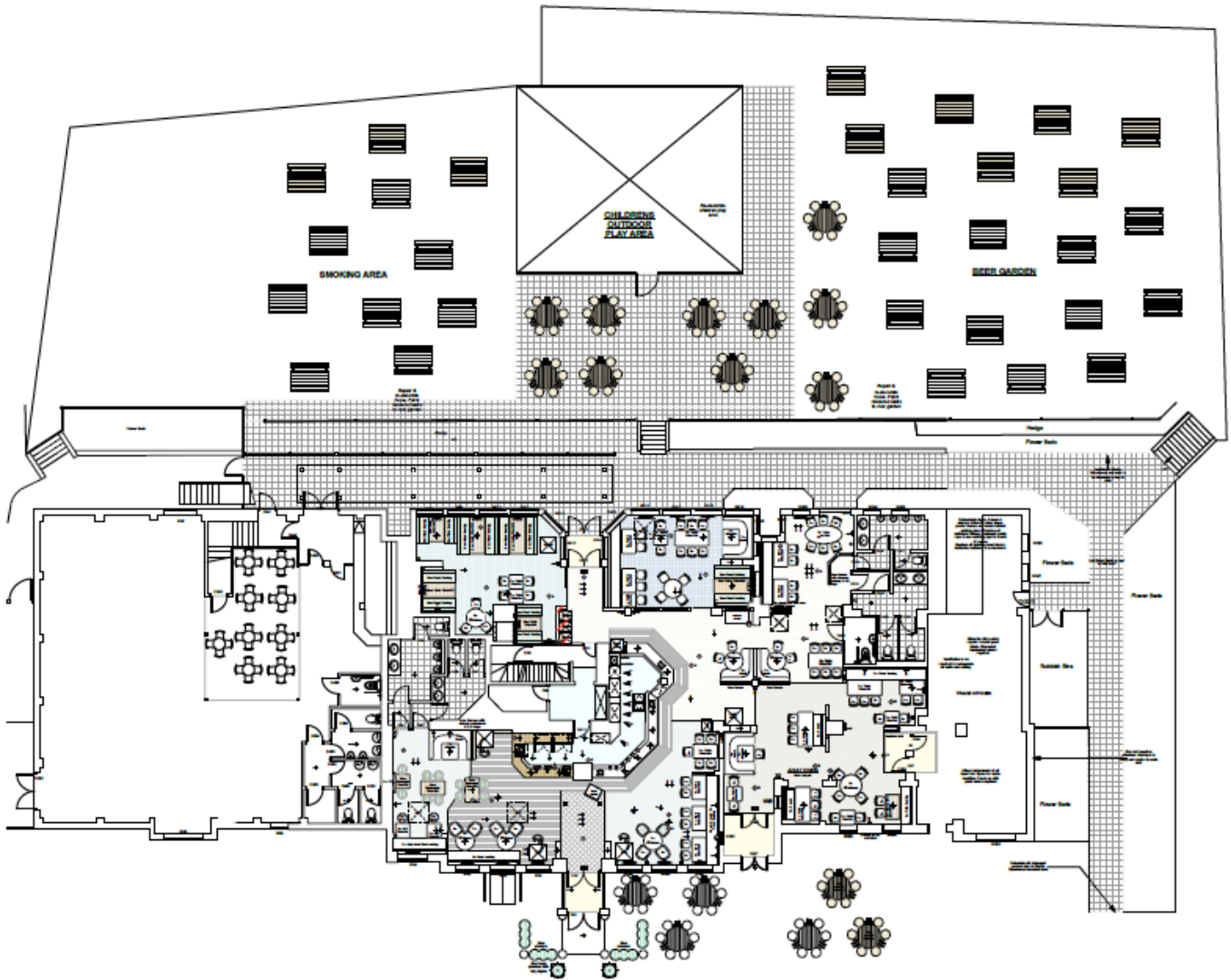


NB:- The area edged in red to the front of the pub on the above plan illustrates six car parking spaces with EV chargers, subject to 23 years lease from 5th December 2022, expiring 6th December 2045 to Raw Charging Network (GK) Limited. Nimbus Maps. Not to scale - Provided for indicative purposes.





Floor Plan



Not to scale - Provided for indicative purposes.

EPC

[Link to EPC](#)

The Ballot Box Horsenden Lane North GREENFORD UB6 7QL		Energy rating C
Valid until 20 August 2035	Certificate number 0988-0201-0305-4713-2704	

Property type Restaurants and Cafes/Drinking Establishments/Takeaways	Total floor area 1,359 square metres
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