

FREEHOLD PUB FOR SALE OR TO LET – EDGWARE ROAD, W2 ZONE ONE UNDERGROUND STATION ADJACENT



GREEN MAN PH, 308 EDGWARE ROAD, PADDINGTON, LONDON, W2 1DY

- Attractive three storey corner pub/hostel, includes 24 hostel bed spaces within the upper floors
- Adjacent to Edgware Road Underground Station (Bakerloo Line entrance)
- Prominent location, highly visible from the Marylebone Flyover
- Gross internal area of approximately 487 sq m (5,240 sq ft)
- Available for sale freehold with vacant possession or rental offers invited for the whole building or splits
- May have alternative use / redevelopment potential (subject to necessary consents)

OFFERS INVITED (+ VAT if applicable)

SUBJECT TO CONTRACT sole selling/letting rights

LONF704

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Location

Situated within an area administered by Westminster City Council. A prominent, corner sited pub adjacent to the Bakerloo Line entrance of Edgware Road Underground Station (Bakerloo, Circle, District and Hammersmith & City lines) which provides frequent services to Charing Cross with an average journey time of circa 12 minutes. The property fronts Edgware Road (A5) at its junction with Bell Street and sits close to the intersection of the postcodes of W1, W2 and NW1.

The building is visible from the elevated section of Westway (A40) / 'Marylebone Road Flyover' which lies less than 50 metres to the south. It is surrounded by a mixture of uses including; offices, hotels, residential, retail and restaurants. The pub also benefits from being moments away from two major national rail hubs (Paddington and Marylebone), London's second largest hotel (Hilton Metropole) and the Paddington Basin leisure/business district.

Situated opposite the property lies Trillium, developed by Berkeley Group, a new major residential-led regeneration project located at the site of the former Paddington Green Police Station. It is a high-density, luxury development which will reach up to 39 storeys comprising 556 new homes and 55,000 sq ft of new retail, commercial and community space.

[Link to Street View.](#)

Description

The property is constructed on three storeys above part basement with 100% site coverage. It has an attractive stone and glazed ground floor elevation with painted rendered upper parts. Internally the property has the following configuration:

Ground floor	Pub decorated in a traditional style fitted with a single side servery, part tile and part exposed timber flooring. There are good levels of natural daylight within the bar area. A small trade kitchen lies to the front and customer WC's lie to the side of the trading area.
First floor	Three rooms providing 24 hostel bed spaces, a shower room with 4 x showers and a food prep kitchen/store room.
Second floor	Five rooms providing 36 hostel bed spaces, a shower room with WC and a separate WC.
Basement	Luggage store, cold beer store, office and ancillary storage area.

A site plan and a set of floor plans (basement not shown) are enclosed overleaf.

The approximate gross internal floor areas are calculated to be:-

Ground floor	150 sq m (1,615 sq ft)
First floor	128 sq m (1,377 sq ft)
Second floor	126 sq m (1,355 sq ft)
Basement	83 sq m (893 sq ft)
Total	487 sq m (5,240 sq ft)

Using the online ProMap measuring system the building footprint and site area are calculated to be: -

Building footprint	152 sq m (1,635 sq ft)
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NB: The 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.

Planning

From informal enquiries of Westminster City Council, it has been established that the property is not listed as being of Special Architectural or Historical Interest nor does it lie within a conservation area.

Licensing

The Premises Licence permits the sale of alcohol from 10:00 am until 11:00 pm on Monday and Tuesday; from 10:00am until midnight Wednesday to Saturday and from noon until 11:00 pm on Sunday. For guests staying at the hostel the licence permits the sale of alcohol 24 hours a day seven days a week.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £114,000 with effect from 1st April 2026.

Basis of Sale

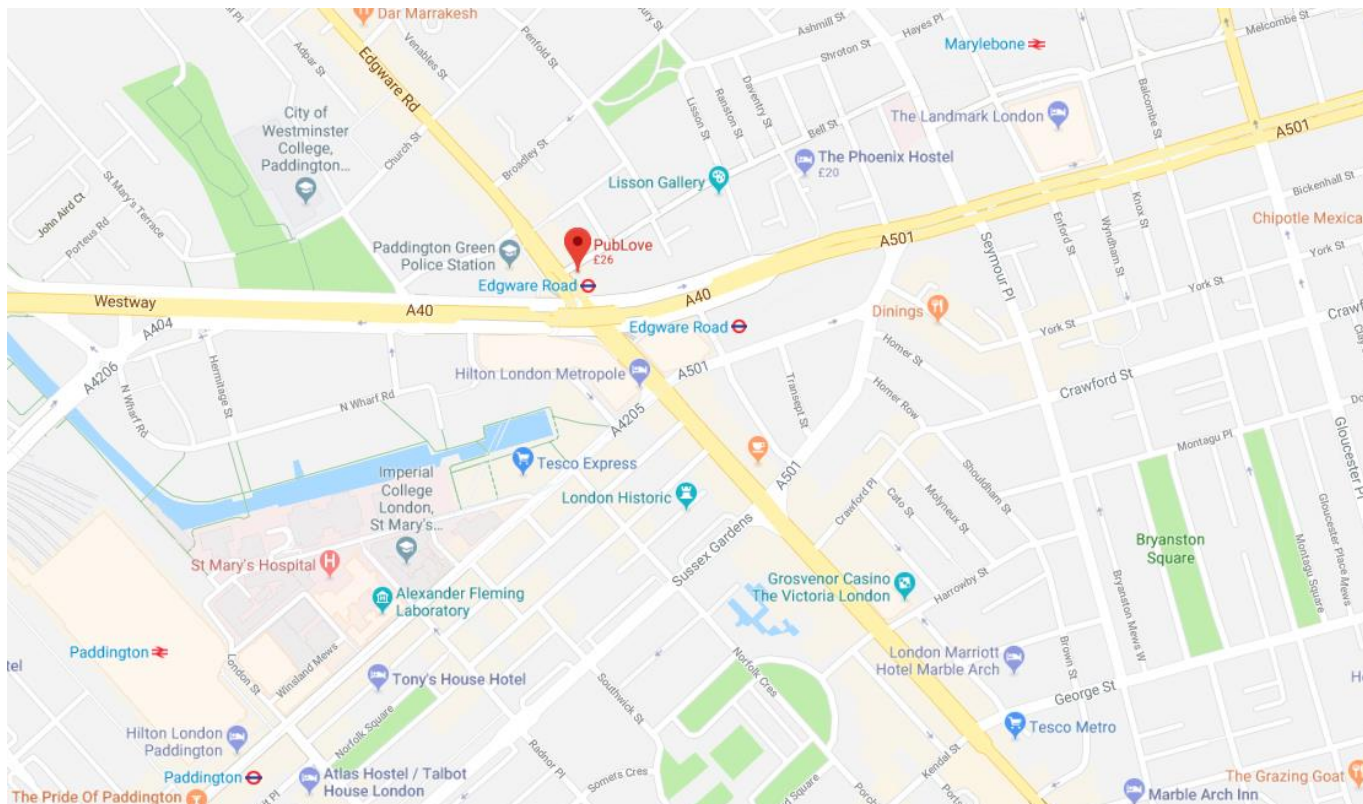
Offers are invited for freehold interest with vacant possession upon completion or rental offers for the whole building/splits of the commercial space and upper floors. VAT may be payable in addition.

Viewings & Further Information

Neither staff nor customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

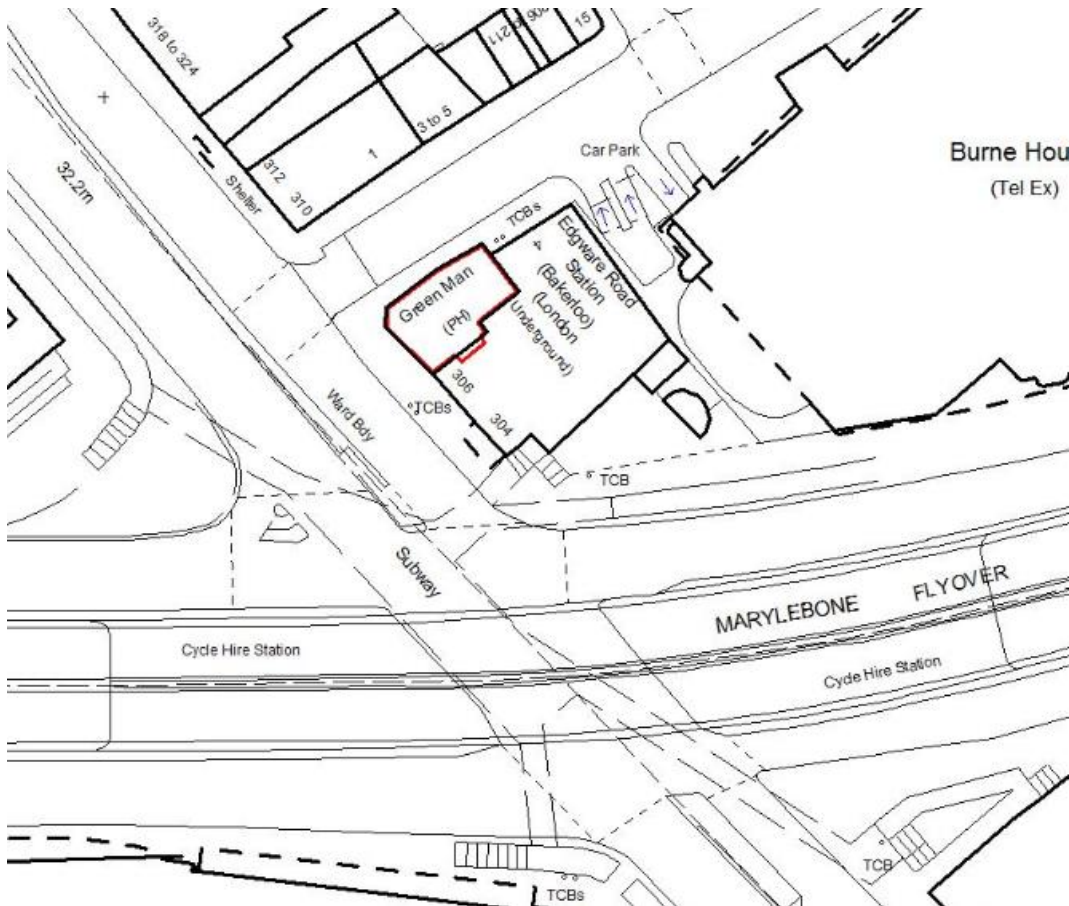
For further information or to arrange a viewing, please contact either Michael Penfold on tel. 07894 210 853 email. michael.penfold@agg.uk.com or Panayiotis Themistocli on tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com.

Location Plan



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

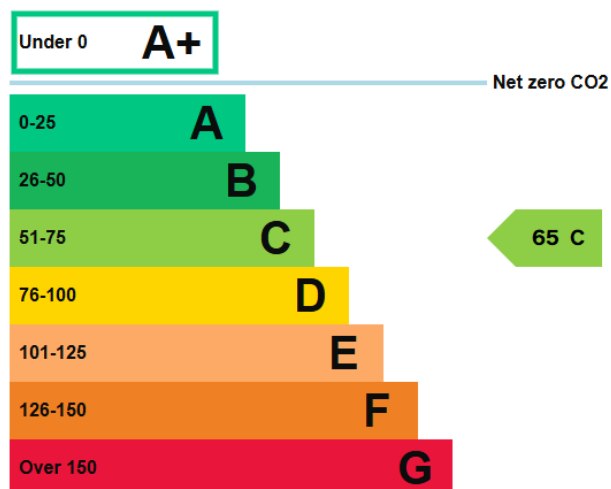
Site Plan



EPC

Energy rating and score

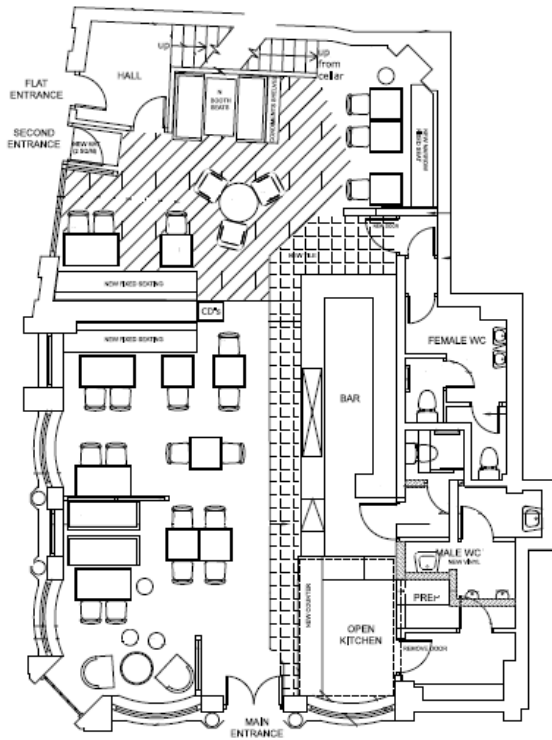
This property's energy rating is C.



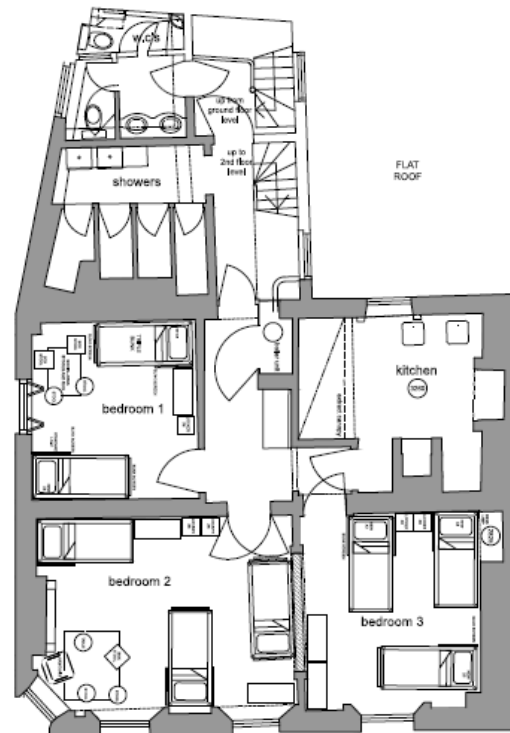
Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

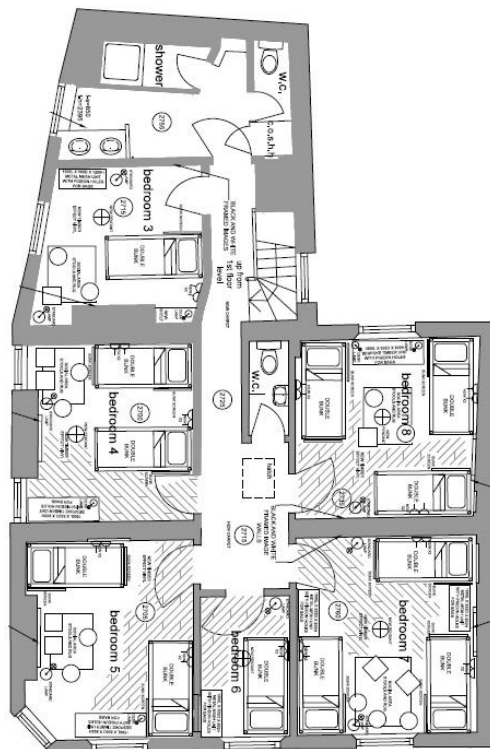
Floor Plans



Ground Floor



First Floor



Second Floor

NB:- Bedroom nos. 5 and 6 shown on the second floor plan are currently set out as one room.
Not to scale - Provided for indicative purposes only.