

LANDMARK PUB TO LET – VICTORIA, SW1

**WHITE FERRY HOUSE, 1A SUTHERLAND STREET, VICTORIA, LONDON, SW1V 4LD**

- Attractive Grade II Listed corner pub with two floors of accommodation above
- Zone One location within close proximity of Pimlico, South Kensington and Victoria
- Building footprint of approximately 159 sq m (1,711 sq ft)
- Upper floors previously used as 75 bed hostel accommodation, may suit other uses
- Situated 500 metres south of London Victoria Railway & Underground Station

SEEKING RENTAL OFFERS IN EXCESS OF £100,000 PER ANNUM**SUBJECT TO CONTRACT** sole letting rights

LONL735

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

Situated within an area administered by Westminster City Council, approximately 800 metres south east of Sloane Square. The property occupies a prominent position on Sutherland Street, benefitting from strong visibility and a well-established local catchment. The surrounding area is characterised by densely populated residential accommodation, together with a mix of independent retailers and neighbourhood hospitality venues.

London Victoria Railway & Underground Station (Circle, District and Victoria lines) is approximately 500 metres to the north with Pimlico Underground Station (Victoria Line) circa 1,000 metres to the east. The National College for Digital Skills is adjacent to the property. The location also benefits from close proximity to commercial areas such as Victoria and Sloane Square, providing strong transport connectivity and access to a broader Central London customer base.

[Link to Street View.](#)

Description

The property is constructed on three storeys above basement occupying a highly distinctive corner position. Internally the property has the following configuration:

Ground floor	Interconnected trade areas with a single bar servery. Kitchen, customer WCs and storage areas.
First floor	Three bedrooms previously providing 33 bed hostel accommodation, bathroom/WC facilities.
Second floor	Five bedrooms previously providing 42 bed hostel accommodation, bathroom/WC facilities.
Basement	Kitchen prep room, cellarage and storage areas.

A site plan and a licensing plan are enclosed overleaf.

According to Nimbus Maps, the building footprint and site area are calculated to be: -

Building footprint	159 sq m (1,711 sq ft)
Site area	165 sq m (1,785 sq ft)

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 Grade II Listed and situated within Pimlico Conservation Area.

Licensing

The Premises Licence permits the sale of alcohol from 10:00 am until 11:30 pm on Monday to Thursday, until midnight on Friday and Saturday and until 11:00 pm on Sunday.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £116,000 with effect from 1st April 2026.

Basis of Letting

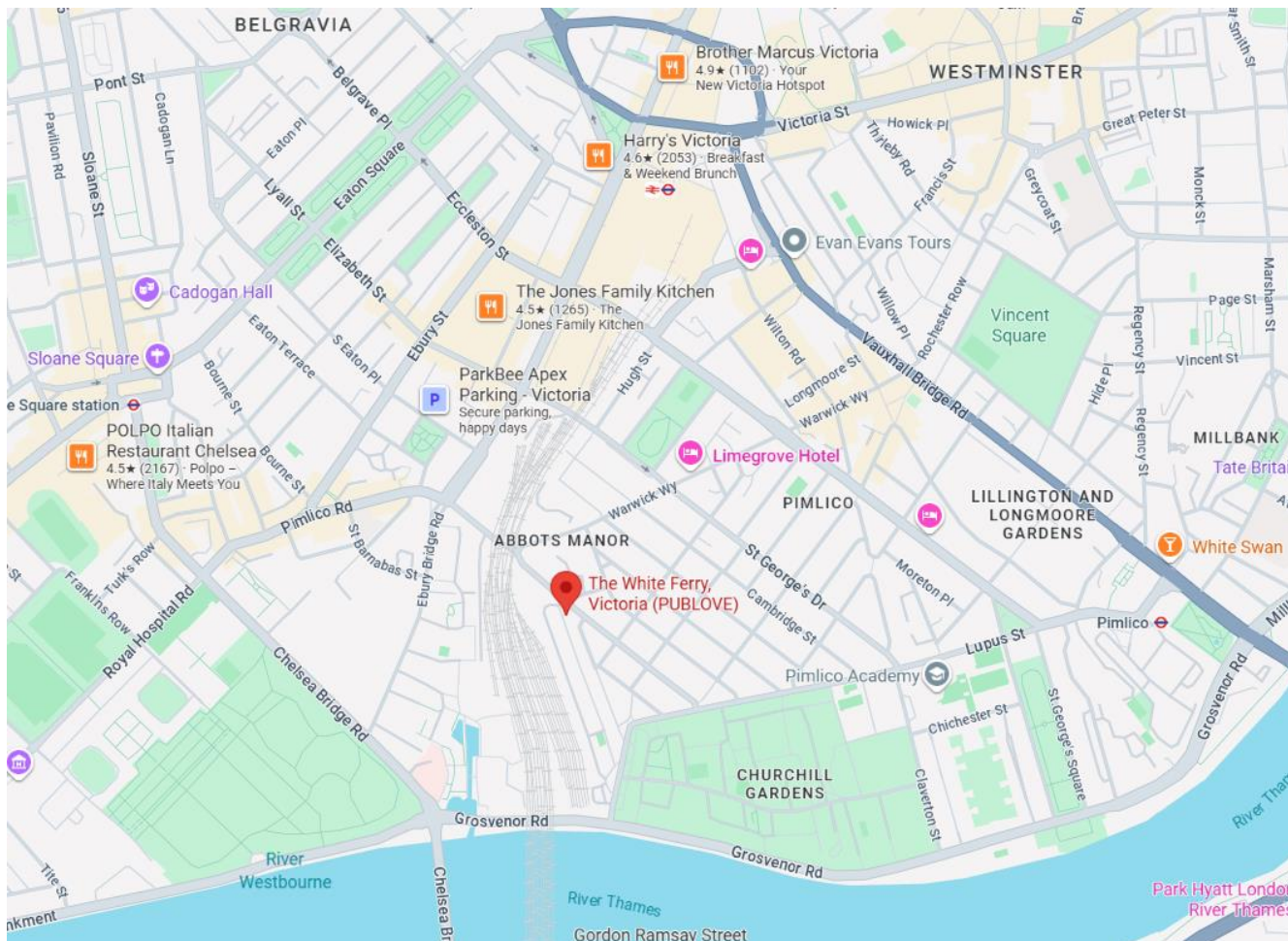
The property is available by way of a new free of tie lease with the landlord seeking rental offers in excess of £100,000 per annum, all lease terms to be negotiated.

Viewings & Further Information

For further information or to arrange a viewing, please contact either Michael Penfold on tel. 07894 210 853 email.

michael.penfold@agg.uk.com

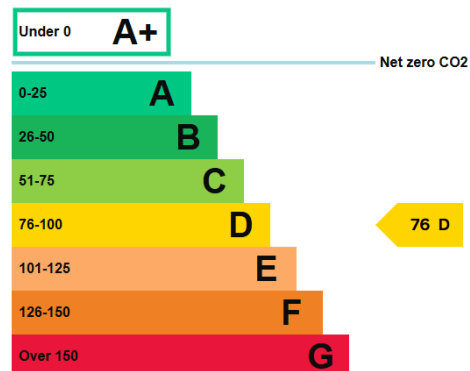
Location Plan



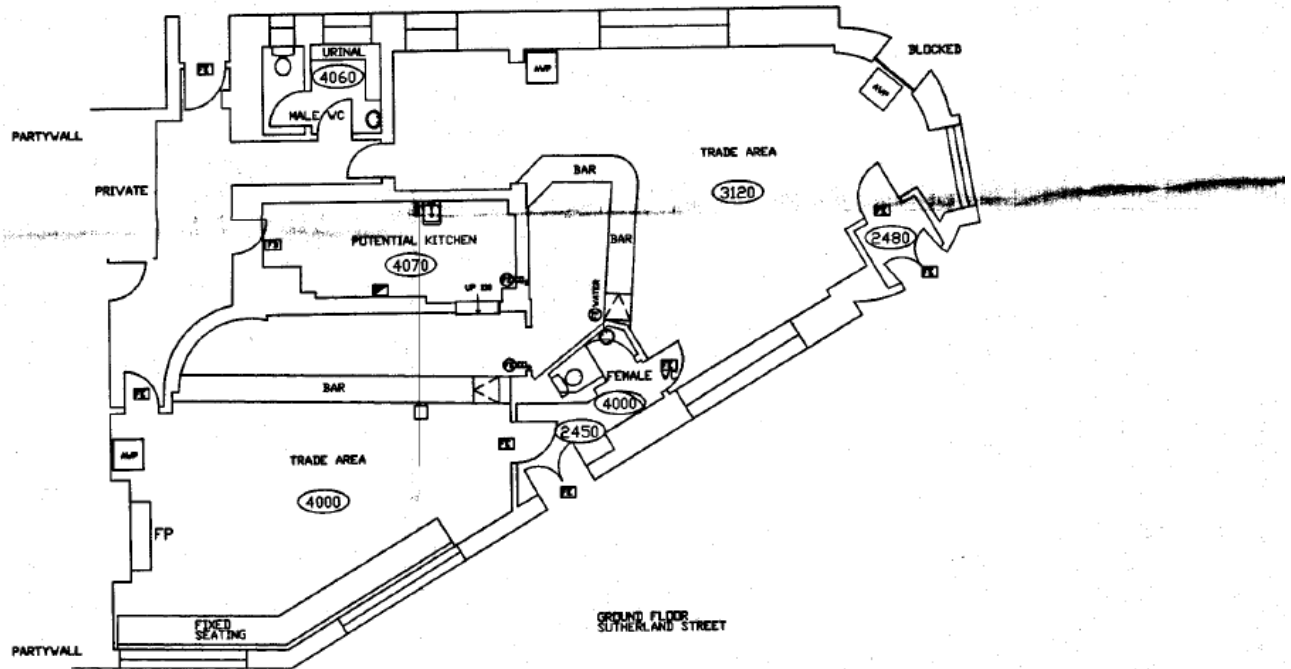
Source: Google Maps. Not to scale - Provided for indicative purposes only.

EPC

This property's energy rating is D.



Floor Plans



BUILDING SURVEYED AREA = 133.5 SQ. M

■ LOCATED IN CELLAR

■ LOCATED IN KITCHEN, CELLAR AND UPPER FLOOR

SCALE 1:100
GROUND FLOOR