AG&G

agg.uk.com | 020 7836 7826

WATERSIDE FREEHOLD INVESTMENT FOR SALE

UXBRIDGE, UB8



CAVE LOUNGE (FORMER PAPERMAKERS), ST JOHN'S ROAD, UXBRIDGE, UB8 2UR

All red line drawn on this brochure are for indicative purposes only

- Recently renovated to a high standard, trading as a bar/restaurant
- Sizeable trade patio to the side which is partially covered and heated enabling year-round trading
- Total site area approx. 810 sq m (8,715 sq ft)
- Entire property let at £66,000 per annum with effect from 8th December 2025, expiring December 2035

FREEHOLD INVESTMENT - £900,000, REFLECTING A NET INITIAL YIELD OF 7% (assuming standard purchaser costs)
SUBJECT TO CONTRACT

Sole selling agents

LonF719

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

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

The property occupies a prominent position fronting St John's Road within the London Borough of Hillingdon, approximately 25 kilometres (15 miles) west of Central London (Piccadilly Circus). It benefits from strong levels of passing vehicular and pedestrian traffic generated by the surrounding residential neighbourhoods, local businesses and nearby town centre amenities. An attractive feature is its riverside setting, with the River Colne running to the rear of the property's boundary.

The amenities of Uxbridge Town Centre, together with Uxbridge Underground Station, are situated less than one kilometre (just over ½ mile) to the north-east. Uxbridge Station provides access to Metropolitan and Piccadilly Line services into Central London, with journey times to the West End of approximately 50 minutes. The property also benefits from excellent road communications, with Junction 16 of the M25 Motorway, at its intersection with the M40 (Junction 1A/1B), located circa 3 kilometres (2 miles) to the north-west.

A location plan is attached. Google Maps - Google Street View (July 2024, prior to renovation).

Description

The building is detached and arranged over two storeys above part basement beneath a pitched roof. The property benefits from some off-street (unmarked) car parking spaces to the side for around five/six vehicles, together with an extensive trade patio area that is partially covered and heated enabling year-round use. The external area also benefits from an idyllic semi-rural setting overlooking the River Colne and surrounded by mature trees, creating an attractive customer experience. The internal accommodation is configured as follows:-

Ground floor	Open plan trading area, set out as a restaurant with open kitchen to the rear and a set of customer WCs.
First floor	Three bedrooms, bathroom and living room
Basement	Cold beer store and general ancillary storage area

A set of historic floor plans and a site plan are attached. Please note that the internal configuration may have changed since the internal floor plans were prepared.

According to the floor plans, the approximate gross internal floor areas are calculated to be:-

Ground floor	170 sq m (1,832 sq ft)
First floor	65 sq m (696 sq ft)
Basement	34 sq m (367 sq ft)
Total	269 sq m (2,895 sq ft)

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

Total Building Footprint	176 sq m (1,896 sq ft)
Total Site Area	810 sq m (8,715 sq ft)

NB: AG&G have not measured the property and 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.

Licensing

The Premises Licence permits the sale of alcohol from 10:00am until 2:00am every day.

Planning

From verbal enquiries of London Borough of Hillingdon, it has been established that the property is neither statutory listed by English Heritage and nor does not lie within a conservation area.

Rating Assessment

The property is listed as a "Restaurant & Premises" and has a rateable value of £25,250 with effect from 1st April 2026.

Tenure

The entire property is subject to a 10-year free-of-tie lease, expiring on 7th December 2035. The rent passing is £66,000 per annum. The lease is full repairing and insuring. The first rent review date is on 8th December 2028 with further rent reviews to be conducted every three years thereafter. The tenant has a one-time opportunity to break the lease upon the fourth anniversary of the lease by giving the landlord not less than six months prior written notice.

The tenant company is named 'Cave Lounge Bar Limited' (Company No. 16703763) and was incorporated on 9th September 2025. A copy of the lease is available upon request. The landlord holds a rent deposit equivalent to three months rent (16,500).

Basis of Sale

Guide price £900,000 (+VAT if applicable) for the freehold pub, subject to lease. A transaction at this level reflects a net initial yield in the region of 7% and a capital value of circa £310 per sq ft.

Viewings & Further Information

The business is currently open and trading. Prospective purchasers are requested to undertake discrete customer inspection of the pub in the first instance. Please do not engage in conversation with any customers or staff regarding this sale. For further information or to organise a viewing, please contact either:-

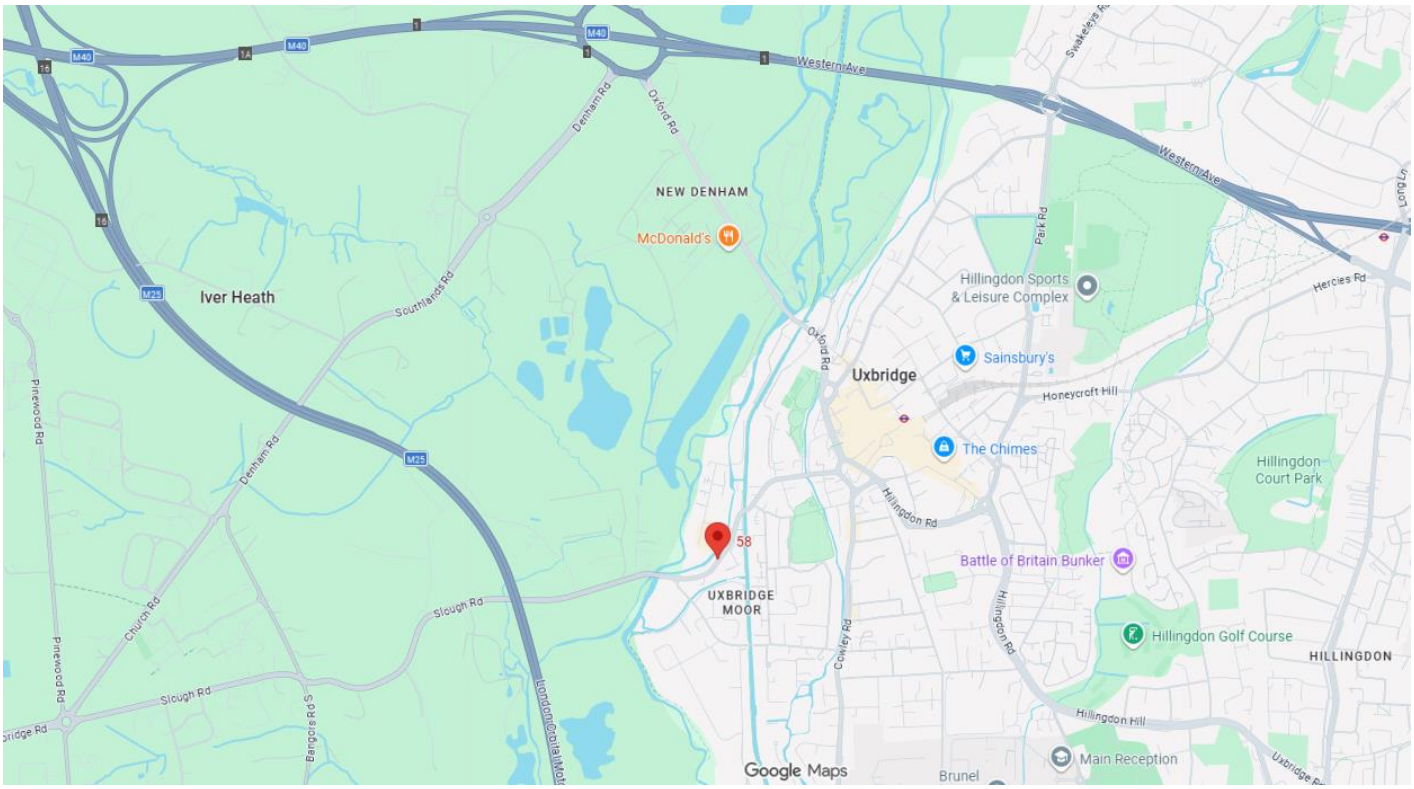
Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

Panayiotis Themistocli on tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

EPC

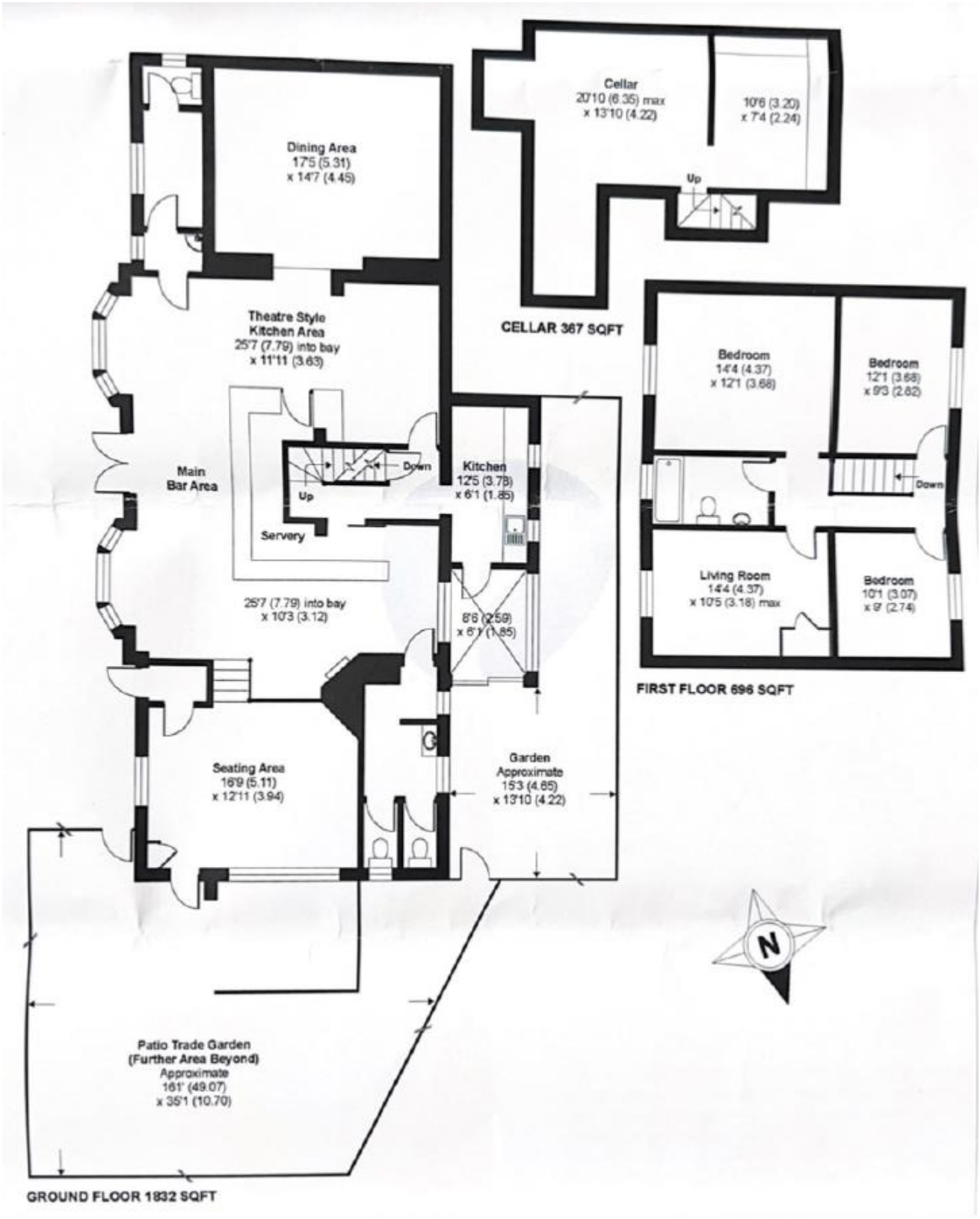
The property has an EPC rating of C (55). Link to EPC

Location Plan



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

Historic Floor Plans



Historic plans.

Not to scale - Provided for indicative purposes only, the internal layout may have changed since the attached plans were prepared.


30.8m
31.1m
The Pipemaker's Arms
(Pfl)
ST JOHN'S ROAD
32
12
14
24
25
26
35

