

## **LONG LEASEHOLD – GUIDE PRICE: £350,000 PLUS VAT**

### **BLACK BULL, 257 KING STREET, HAMMERSMITH, LONDON, W6 9LP**



- Long leasehold pub located in Hammersmith with around 41.5 years remaining
- Busy 'A' road location with high levels of passing trade
- Situated adjacent to a large Premier Inn hotel
- Close to Ravenscourt Park underground station
- Total Gross Internal Area circa 3,000 square feet
- Licensed to sell alcohol until 12:00am Monday to Thursday, 1:00am Friday to Saturday and 11:30pm on Sunday

## Location

The property is located in Hammersmith on the corner of King Street (A315) and Vencourt Place. It adjoins a high rise Premier Inn hotel and forms part of a retail parade of mainly independent shops, cafes and restaurants. There is an art gallery situated next door to the pub which has modern flats above. Ravenscourt Park underground station is around a three minute walk from the property.

## Property Description

The Black Bull is a two storey semi-detached property of painted brick construction beneath a flat roof.

## Accommodation

The ground floor comprises of a single open plan trading area with a central bar servery, two sets of glazed doors which overlook the forecourt area and customer WC's.

The basement includes a beer store, office and separate storage area.

There are two staircases up to the first floor which comprises of three double bedrooms, one with an ensuite toilet, single bedroom, kitchen and a bathroom.

Externally, there is a small yard area at the rear of the property.

The pub is currently vacant and requires investment.

The property's approximate floor areas are as follows:

Ground Floor	1,121 sq ft
Basement	866 sq ft
First Floor	1,052 sq ft
Total	3,039 sq ft

## Tenure

Long leasehold. The property is held on a 99 year lease from 29th September 1965, expiring on 28th September 2064. The passing rent is £60.00 per annum. The permitted use is for public house use with residential accommodation above. Further details are available on request.

## Services

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

## Planning & Development

We have made enquiries with the local authority and can confirm the pub is not listed. The Black Bull figure outside the property is Grade II listed. The site is not within a conservation area. For further information please contact the local authority.

## Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours for the sale of alcohol on and off the premises are as follows:

Monday - Thursday 11:00am - 12:00am

Friday - Saturday 11:00am - 01:00am

Sunday 12:00pm - 11:30pm

## Business Rates and Council Tax

The property is assessed as a Public House and Premises and has a rateable value of £6,620 with effect from 1st April 2023. 100% small business rates relief might apply to this property. The domestic accommodation is within Band B for Council Tax purposes.

## Fixture & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## VAT

VAT will be applicable on the sale of the long lease.

## EPC

The property has an EPC rating of D. A copy is available on request.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: George Walker

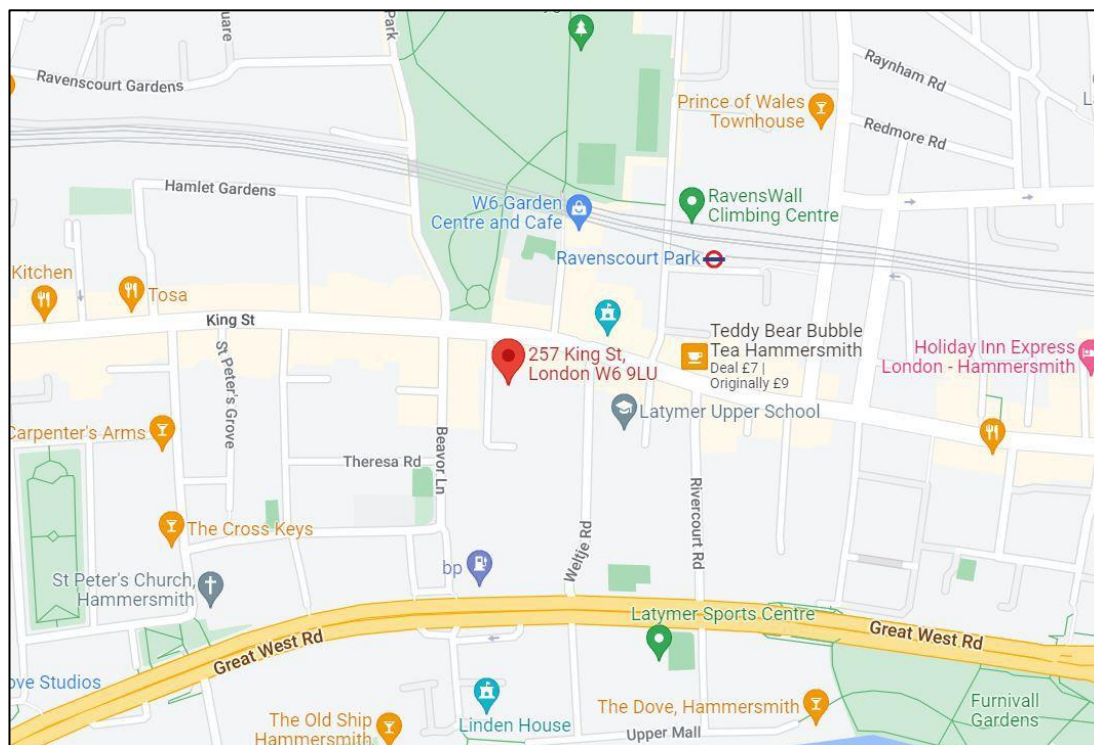
Tel: 07359 213606

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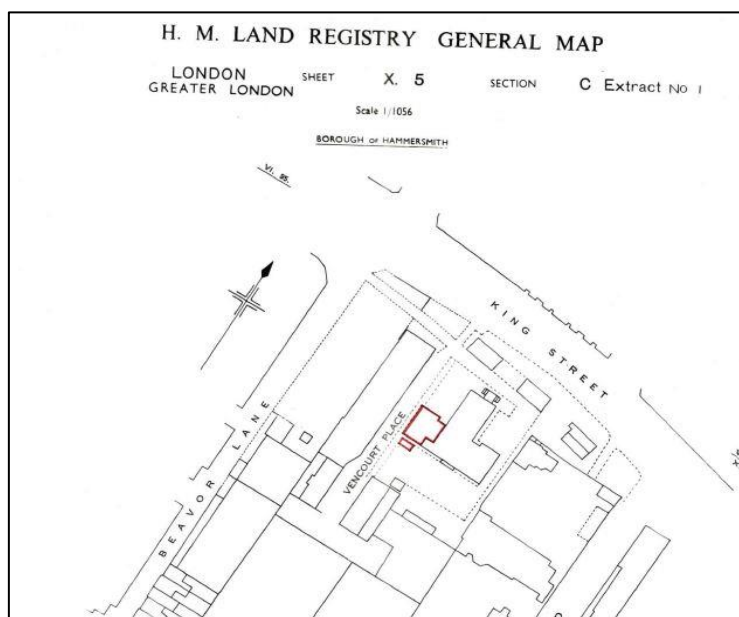




## Location Plan



## Site Plan



### Important notice

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