

NO.8

305 HIGH ROAD, LONDON NW10 2JT

FREEHOLD PUBLIC HOUSE & HOSTEL WITH VACANT POSSESSION FOR SALE





305

No. 8

305 HIGH ROAD LONDON, N6 3JZ
WWW.NO8HOTEL.COM
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No. 8



EP19 XZE

HIGHLIGHTS INCLUDE:

- Vacant Freehold Public House & Hostel For Sale
- Close proximity to Willesden Green and Dollis Hill Underground stations
- Site area of 0.111 acres (0.045 hectares)
- Property arranged over four levels extending to 10,146 Sq Ft (943 Sq M)
- Public house located on the ground floor
- 19 Hostel rooms throughout ground, first and second floors
- **We are instructed to invite offers in region of £1,500,000 + VAT**

LOCATION

The property is located in the London Borough of Brent in Willesden, approximately 4.7 miles (7.6 km) north west of Paddington and 3.1 miles (5 km) south east of Wembley.

The property fronts High Road (A407) at its junction with Churchmead Road and in close proximity to Willesden Green Underground Station, which is situated approximately 0.3 miles (0.5 km), and Dollis Hill Station, which is situated approximately 0.3 miles (0.5 km), both of which are served by the Jubilee Line.

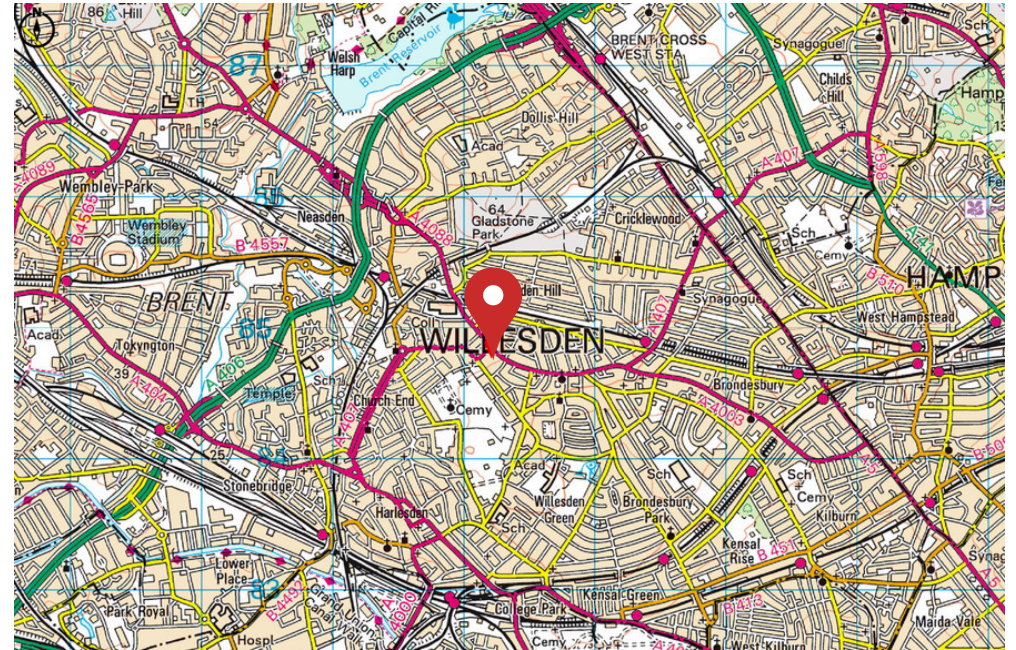
The surrounding area comprises a mix of commercial and residential uses, with national and local operators such as William Hill, Ladbrokes and Sainsbury's.

LINKS

DRONE VIDEO



BIRDS EYE VIEW



DESCRIPTION

The No. 8 comprises an end-of-terrace, corner-positioned traditional painted brick built public house which is arranged over three storeys beneath a multi-pitched slate tiled roof. The property is currently trading as a pub on the ground floor, with hostel accommodation on the ground, first and second floors.

ACCOMMODATION

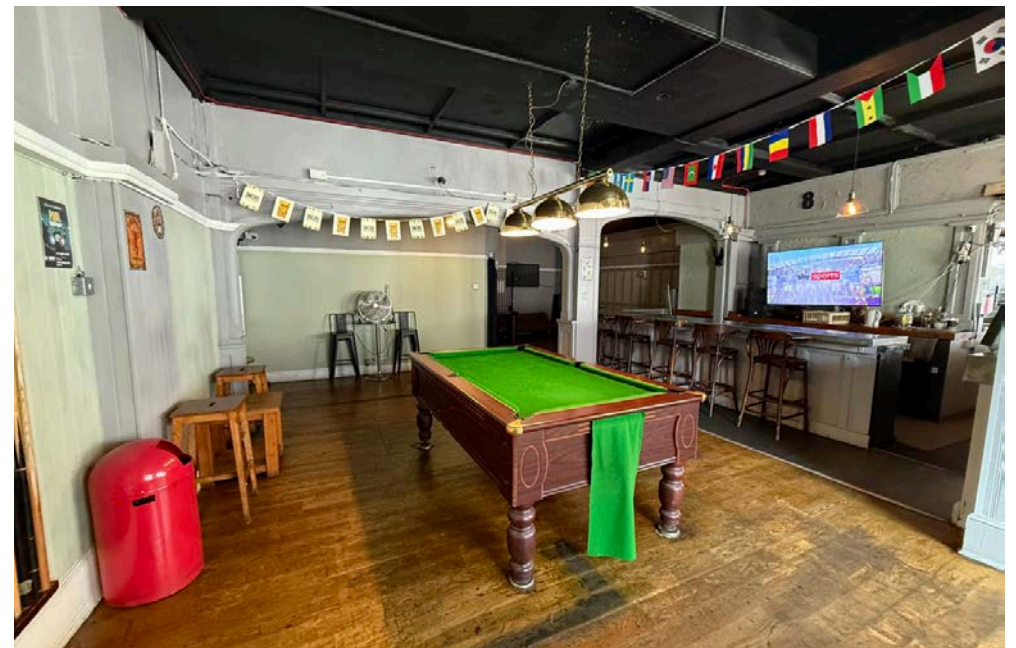
Ground Floor At ground floor level, the property provides a main reception desk upon entry, together with a central bar servery. Surrounding this are tables and chairs providing seating for approximately 48 covers, along with two pool tables, a dart board, Sky TV, two WCs, a cleaner's store, two shower rooms and two hostel rooms to the rear of the property.

First Floor The first floor includes seven hostel rooms, two WC's and two showers. The space includes a kitchen, two dining areas, and an outdoor deck. There is an additional large hostel room, which is accessible only via a separate staircase at the rear of the ground floor.

Second Floor The second floor provides nine hostel rooms, two WC's and two showers.

Basement The property includes a large basement with a office, beer cellar and stores.

Externally Externally, to the rear there is a small enclosed terrace to the rear providing additional seating for approximately 18 customers.



FLOOR AREAS

The property has the following approximate gross internal areas. Purchasers are advised to undertake their own measured survey prior to purchase.

Floor	Sq Ft	Sq M
Basement	1,591	148
Ground Floor	3,850	358
First Floor	3,124	291
Second Floor	1,581	147
Total	10,146	943

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

- Monday: 07:00 - 02:00
- Tuesday to Wednesday: 07:00 - 01:00
- Thursday to Saturday: 07:00 - 02:00
- Sunday: 07:00 - 01:00

PLANNING

The property does not have a listing with Heritage England and is not situated within a Conservation Area.

The local authority overseeing the site is Brent Council, and further information can be found on their website: www.brent.gov.uk



TENURE

The property is held freehold (Title Number NGL54169).

EPC

C-68.

RATEABLE VALUE

2023 - £9,100.

TERMS

We are instructed to invite offers in the region of £1,500,000 plus VAT for the freehold interest with vacant possession.

VAT

VAT will be payable in addition to the purchase price at the appropriate rate.

FIXTURES AND FITTINGS

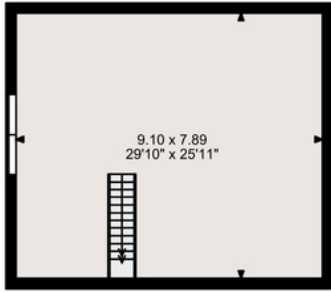
The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

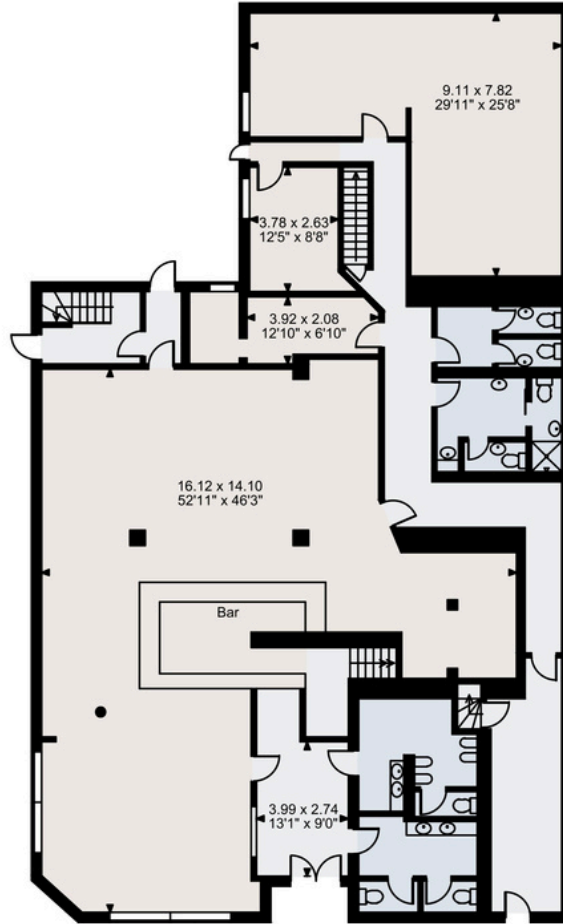
Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



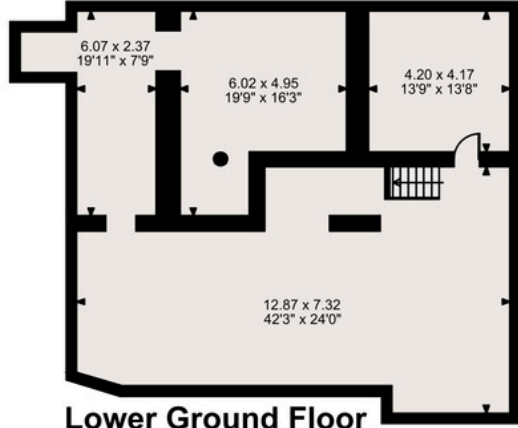




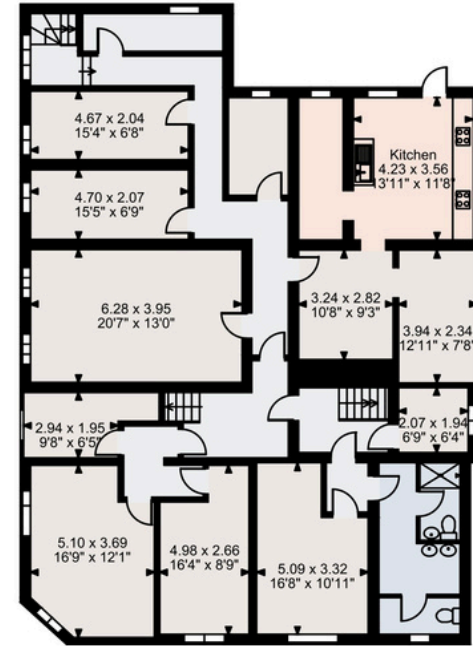
First Floor Mezzanine



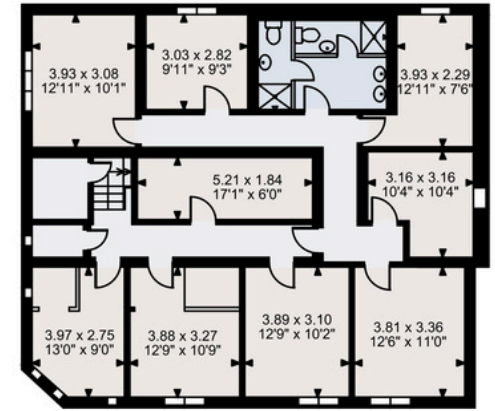
Ground Floor



Lower Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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