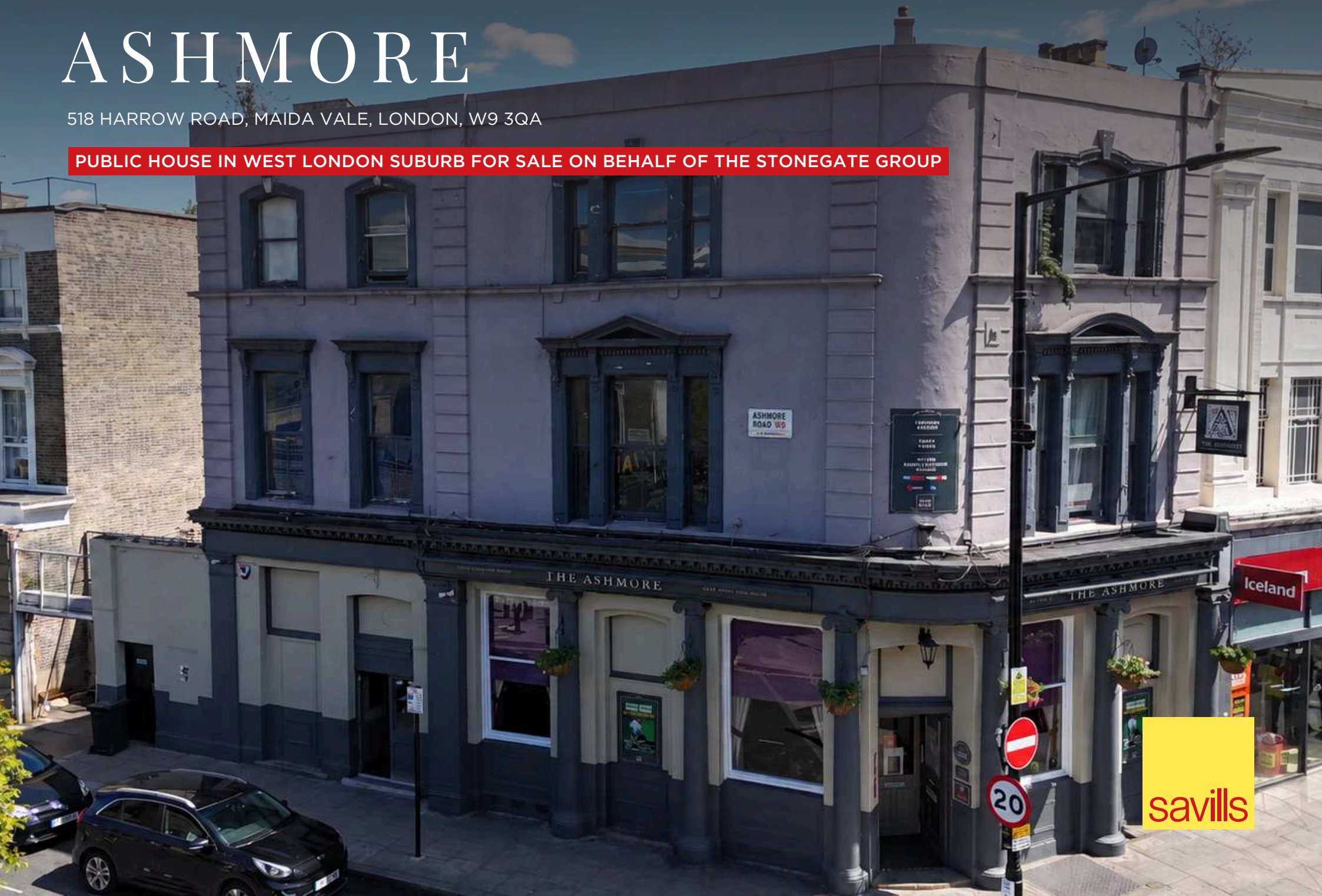


ASHMORE

518 HARROW ROAD, MAIDA VALE, LONDON, W9 3QA

PUBLIC HOUSE IN WEST LONDON SUBURB FOR SALE ON BEHALF OF THE STONEGATE GROUP



savills



THE ASHMORE

ASHMORE ROAD W.D

EXCLUSIVE AGENTS
FOOD & BEVERAGE
WELLING
KENTON & BARNET
WINDSOR
WINDSOR

THE ASHMORE

THE ASHMORE

Iceland



HIGHLIGHTS INCLUDE:

- Freehold
- Busy West London location
- Prominent corner position fronting Harrow Road
- Property arranged over four levels extending to 5,570 Sq Ft (517 Sq M)
- Staff accommodation over first and second floor comprising 5 double rooms
- Separate external access via rear yard to upper floors
- Short distance from Westbourne Park Station (Circle & Hammersmith Lines)
- Property benefits from a 12am licence on Monday to Saturday
- Property arranged over four levels
- Offers are invited in excess of £975,000

LOCATION

Maida Hill is a densely populated suburb of West London which is situated 1.1 mile north of Notting Hill and 1.2 miles west of Paddington. The area is well serviced by public transport with Westbourne Park Station (Circle and Hammersmith) a short distance to the south and Queen's Park Station (Bakerloo and Lioness) to the north.

The Ashmore occupies a prominent corner position at the junction between Ashmore Road and Harrow Road. The surrounding area is a mix of residential and commercial with nearby occupiers including Iceland, Co-op, Savers, KFC and Toolstation.

DESCRIPTION

The Ashmore comprises the ground, basement and two upper floors of a three storey corner building with painted rendered elevations beneath a flat roof.

LINKS

LOCATION



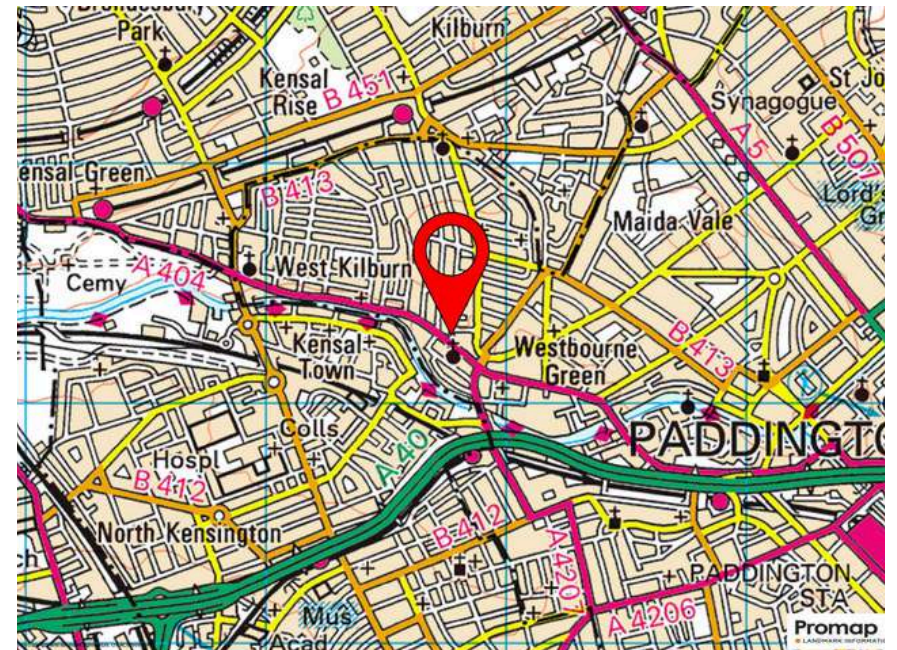
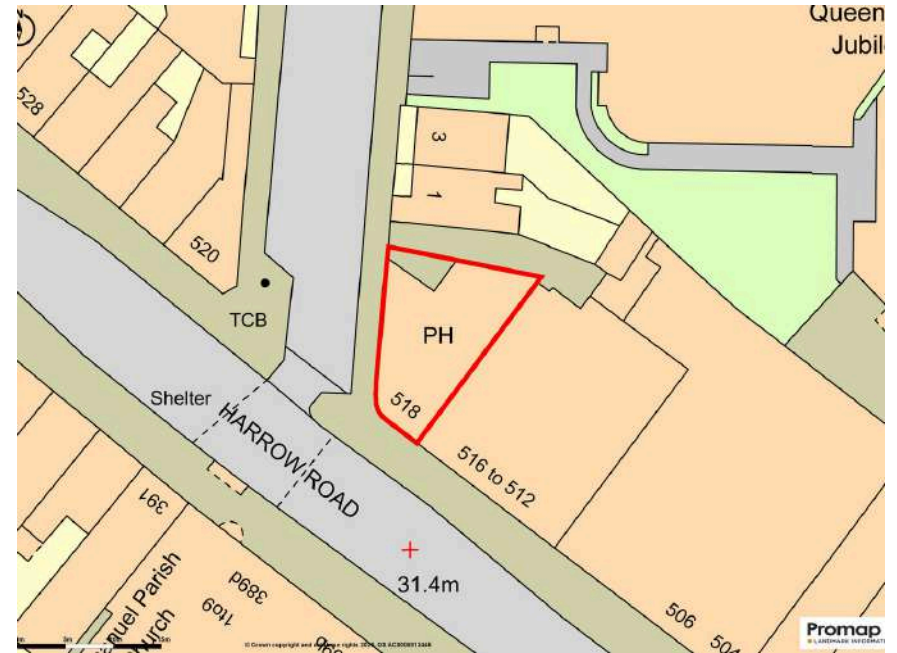
GOOGLE STREET VIEW



VIRTUAL TOUR



BIRDS EYE VIEW



ACCOMMODATION

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 62 customers. Ancillary areas include customer WC's.

Basement The basement provides cellar and stores.

First Floor The first floor provides the boiler room, office and managers accommodation comprising two double bedrooms with corner shower, kitchen and separate WC.

Second Floor The second floor provides three double bedrooms, bathroom, laundry room and kitchen.

TENURE

The property is held freehold (Title Number NGL725814).

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol on the following times:

Monday to Saturday: 10:00 to 00:00

Sunday: 12:00 to 23:30

PLANNING

The property is not listed or situated within a conservation area.

EPC

D - 77



RATEABLE VALUE

£51,500

TERMS

Offers are invited in excess of £975,000 for the benefit of our clients freehold interest.

VAT

VAT may be applicable in addition to the purchase price.

FIXTURES & FITTINGS

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

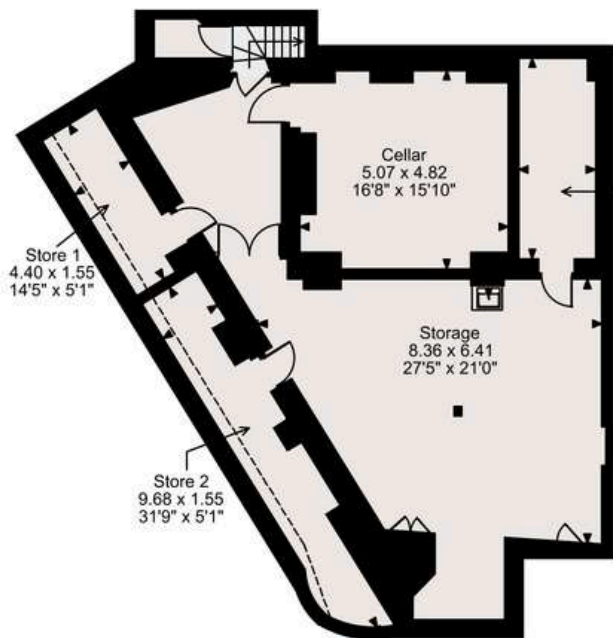
TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

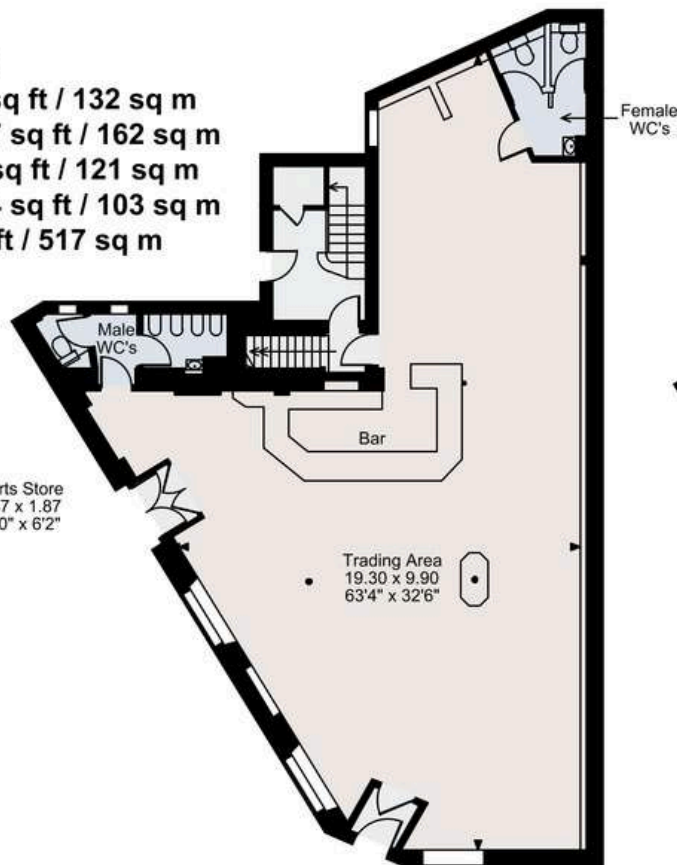


518, Harrow Road, W9

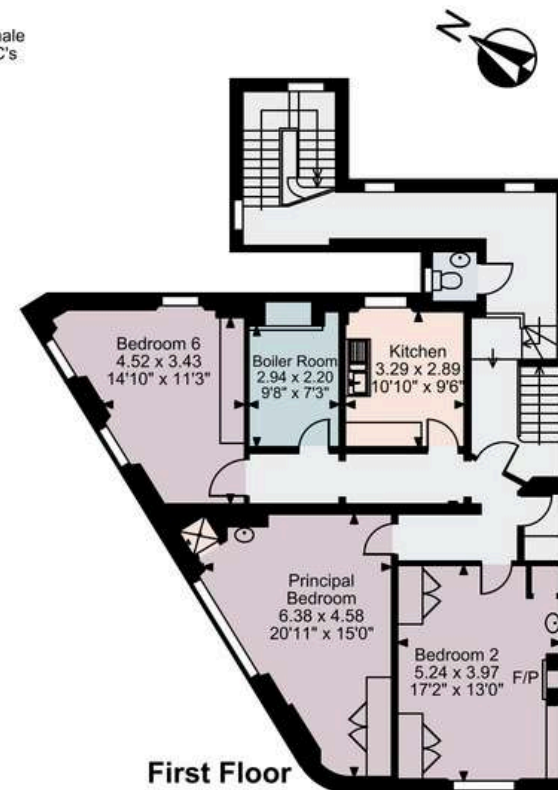
Basement gross internal area = 1,417 sq ft / 132 sq m
 Ground Floor gross internal area = 1,747 sq ft / 162 sq m
 First Floor gross internal area = 1,302 sq ft / 121 sq m
 Second Floor gross internal area = 1,104 sq ft / 103 sq m
 Total gross internal area = 5,570 sq ft / 517 sq m



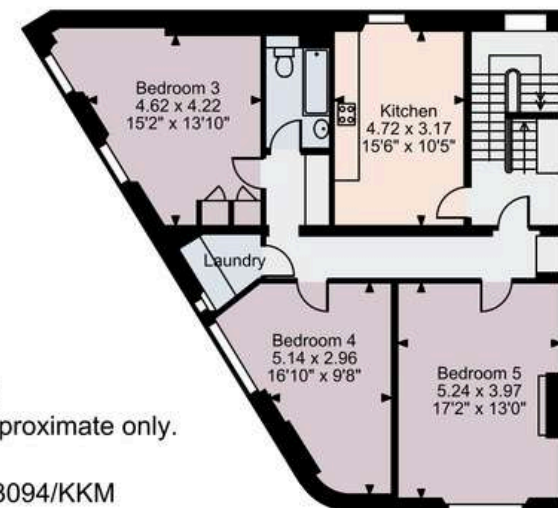
Basement



Ground Floor



First Floor



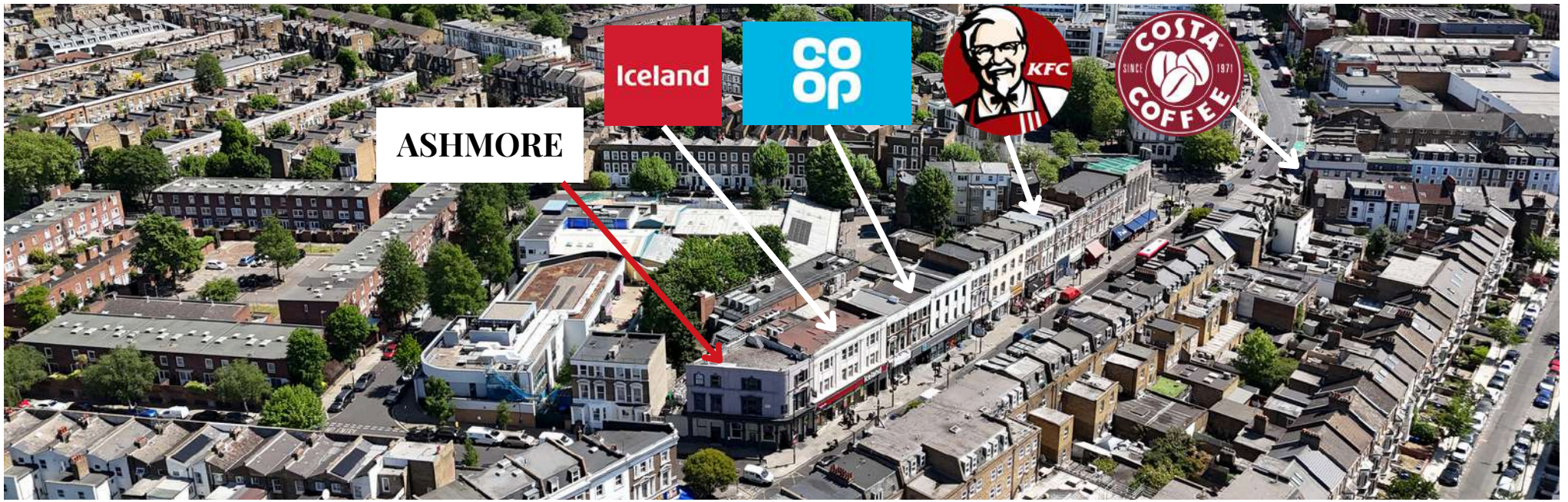
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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ASHMORE 518 HARROW ROAD, MAIDA VALE, LONDON,
W9 3QA

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

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07929 085103

harry.heffer@savills.com

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