



File Ref: LA-122985

Princess Royal

107 Ealing Road, Brentford, Middlesex TW8 0LF



Tenure
Freehold


Price
**Offers in Excess of
£1,250,000 + VAT**

- Substantial freehold public house
- West London redevelopment opportunity (STPP)
- Adjoining Griffin Park redevelopment
- Separate building of approx. 1459 sq. ft. GIA
- Main building approximately 5000 sq. ft. GIA



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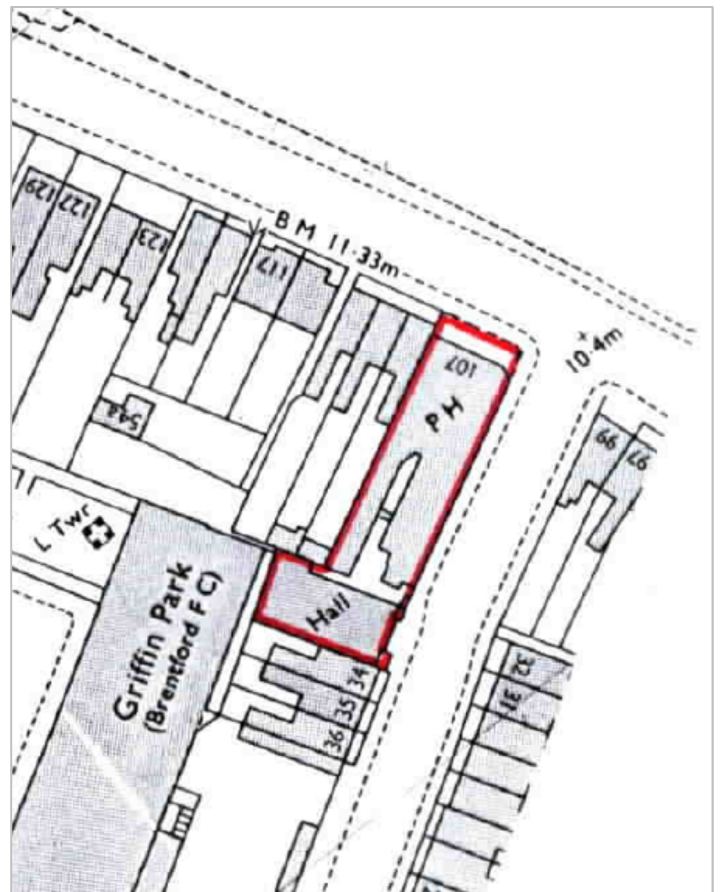
Location

The Princess Royal sits in a prominent position at the south east corner of Griffin Park football stadium, until recently the home of Brentford football club. This has now been sold and is going to be developed into luxury residential properties as part of a wider regeneration.

The local area is densely populated with residential dwellings of various types including a high density of character Victorian cottages. It is within walking distance to the main Brentford High Street and also Brentford station and River Thames. Brentford is a popular commuter "London town" with excellent transport links and recently secured almost £2million of investment to enhance the town centre and improve pedestrian and cycle flow.

Description

A substantial semi-detached two storey building under multi pitched and tiled roofs with prominent return frontage. Part painted and rendered, part tile hung to ground floor with painted and rendered first floor elevation. Forecourt seating area to Ealing Road. External yard area to the rear, accessed via Braemar Road. Plot size approx. 0.13 acre. The main building is 4960 sq. ft. GIA (with additional area in an unmeasured room to basement) and the hall/shop measures 1459 sq. ft. GIA.



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Viewing

Strictly by appointment only through Fleurets London office on 0207 280 4700.

Trade

No trade is warranted or sold.

Accommodation

Ground floor

The Princess Royal has an extensive open plan trade area with high ceilings throughout and double aspect windows with character frosting. Mixed exposed brick and carpeted flooring with steps up to further trade area to the front. Large central bar servery with timber counters and panelled sides. Dual entrances from the front and Braemar Road.

Ladies and gent's customer toilets.

Trade kitchen to the rear with tiled floor.

Basement

Steps down to main store room, beer store.

First floor

6 bedrooms (one could be a reception room) some with shower facilities, kitchen, bathroom.

Detached building to one side (currently housing Brentford football club retail shop).

Open plan room with high ceiling, counter space to one side. Office. Ladies and gent's toilets.

Two store rooms, one accessed via covered walk way.

Tenure

Freehold with vacant possession on completion.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Monday to Thursday	11:00am - 11:00pm
Friday to Saturday	11:00am - 11:30pm
Sunday	12:00pm - 11:00pm

Business Rates & Council Tax

The property is in an area administered by Hounslow Council. The 2017 Rateable Value has been assessed at £21,250. The domestic accommodation is within Band B for council tax purposes.

Planning

We have made enquiries with the local authority and can confirm the property is not listed but is locally listed. The property does not lie within a conservation area. For further information please contact the local authority.

Services

We are informed that the premises benefit from all mains services.



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EPC

The property has an EPC rating of D.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

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

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



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Approximate Area = 4960 sq ft / 460.8 sq m (excludes void & no access room)

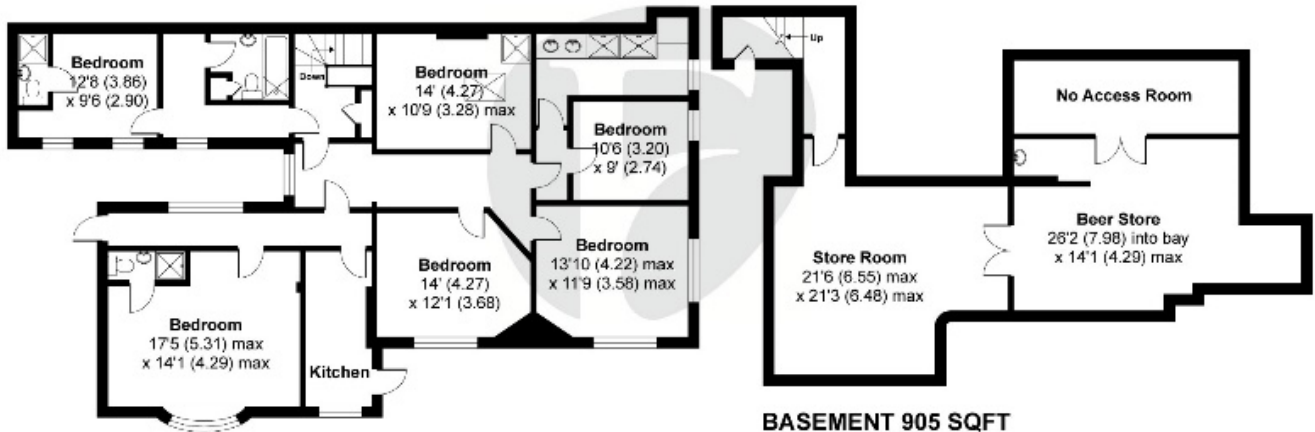
Outbuilding / Store = 1459 sq ft / 135.5 sq m

Total = 6419 sq ft / 596.3 sq m

For identification only - Not to scale

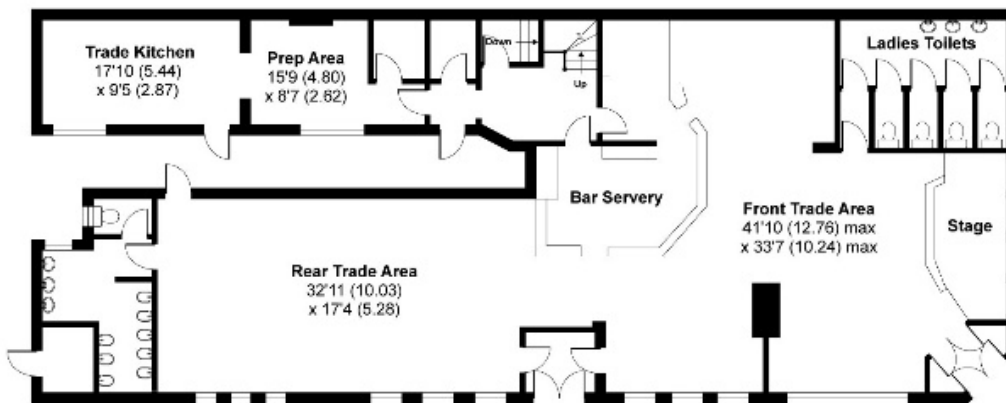


OUTBUILDING 1431 SQFT



FIRST FLOOR 1587 SQFT

BASEMENT 905 SQFT



GROUND FLOOR 2622 SQFT

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