

ACTON, LONDON, W3**PUB WITH LARGE WEST FACING TERRACE - TO LET****DUKE OF YORK, 86 STEYNE ROAD, LONDON, W3 9NU**

- Ground floor and basement 'lock-up'.
- West/south west facing garden of approximately 1,390 sq ft
- 950m to Acton Main Line (overland and Elizabeth lines)
- 920m to Acton Town station (Piccadilly and District lines)
- New free of tie lease for 20 years – premium free
- Requires fit out/investment

RENTAL OFFERS INVITED (VAT will be payable in addition)

SUBJECT TO CONTRACT sole letting rights

LONL533

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Location

The property is located within an area administered by the London Borough of Ealing, approximately six miles west of central London. It is situated at the junction of Steyne Road (A4000) and Horn Lane. The Duke of York sites on the edge of the town centre, close to retailing and residential land uses. There are numerous train stations close by, notably Acton Main Line from where Elizabeth Line journeys to Bond Street will take nine minutes when operating.

A location plan is attached.

Description

The property occupies part of the ground floor and basement of an imposing pub property, constructed in the late 1800's. The accommodation requires fit-out expenditure. A plan depicting the ground floor area to be let is enclosed. The sizeable west/south west facing trade patio sits on the west side of the main structure with a gated entrance onto Horn Lane. The outdoor area is measured to extend to approximately 1,390 sq ft.

The approximate gross internal/gross external floor areas are calculated to be: -

Ground Floor	1,138 sq ft (105.7 sq m)
Outside Area	1,390 sq ft (129.1 sq m)
Basement	326 sq ft (30.3 sq m)
TOTAL	2,854 sq ft (265 sq m)

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to lease or 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 property's Premises Licence permits the sale of alcohol Monday to Friday between the hours of 10:00am and 11:30pm, 10:00am until midnight on Friday and Saturday and on Sunday between the hours of 11:00am and 11:30pm.

Planning

From informal enquiry of the London Borough of Ealing we have established that the property is not listed nor within a Conservation Area.

Rating Assessment

The property is to be re-assessed following the splitting of the ground floor and basement from the upper floors.

Basis of Letting

The pub is being offered premium free, on a new 20-year full repairing and insuring lease. Open market rent reviews to take place every five years and the rent will be annually index linked, upwards each year.

Viewings

For further information or to arrange a viewing, please contact David Gooderham on either Tel: 07973 198 575 or Email:

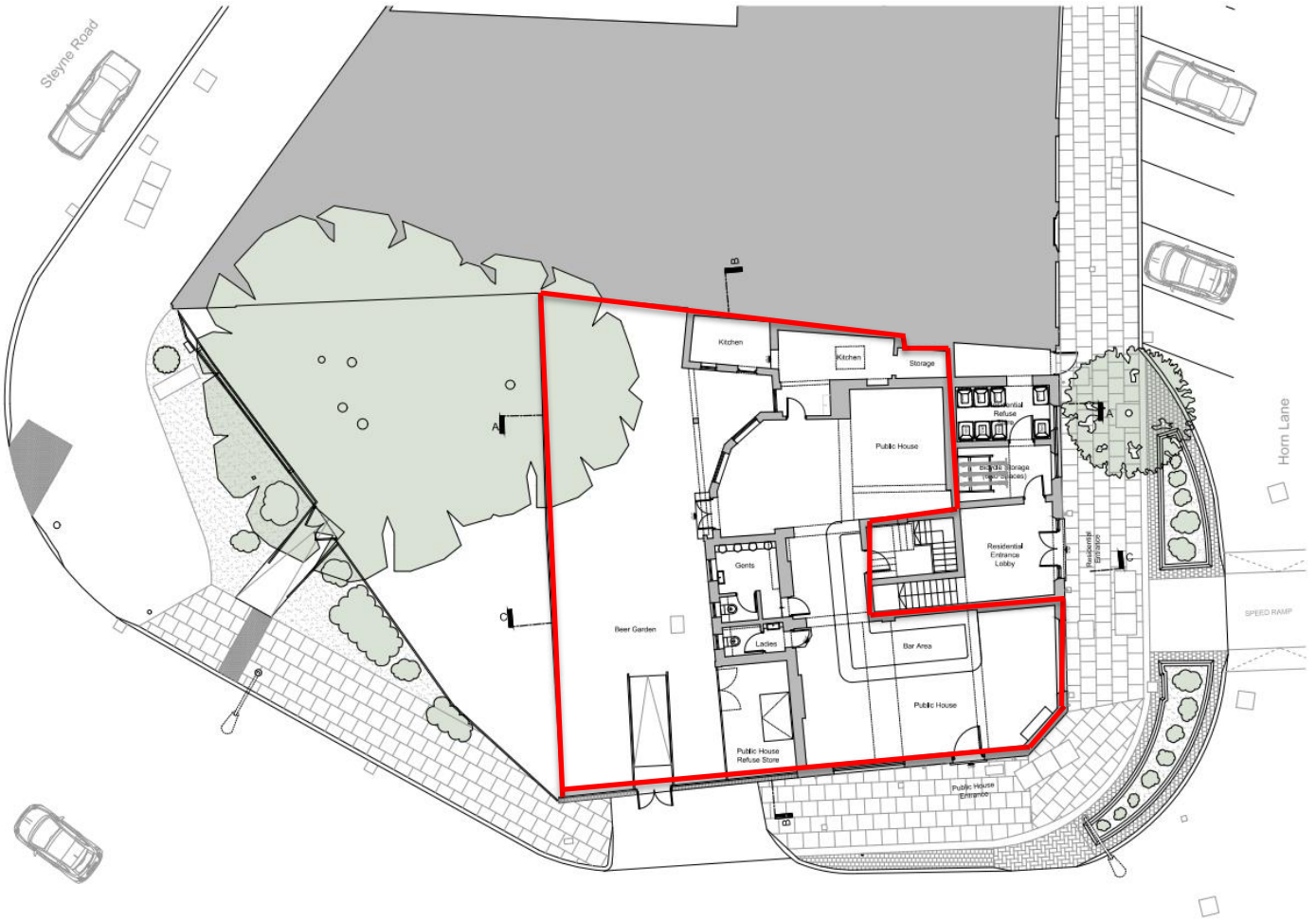
David.Gooderham@agg.uk.com

EPC

An EPC has been requested and will be available in due course.

Floor Plan

The indicative ground floor area to be demised is shown edged red (this is not the 'lease' plan and not to be relied upon)



Location Plan



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