



PRIME HAMPSTEAD PUBLIC HOUSE FOR SALE OR TO LET
FREEHOLD OFFERS INVITED OR NEW LEASE - NIL PREMIUM

THE OLD WHITE BEAR, 1 WELL ROAD, HAMPSTEAD, LONDON, NW3 1LJ

- Very desirable and affluent 'London Village' location.
- Attractive public house dating back to the early 18th Century within the heart of Hampstead surrounded by high value residential accommodation.
- Located approx. 300 metres north east of Hampstead Station (Northern Line).
- Gross Internal Area approx. 430 sq m (4,625 sq ft).
- Landlord will consider letting the property to alternative users (subject to obtaining the necessary consents)

FREEHOLD OR LEASEHOLD

OFFERS INVITED, ALL TERMS TO BE NEGOTIATED (VAT will be payable in addition)

SUBJECT TO CONTRACT sole selling / letting rights

LonL516

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The pub lies within the heart of Hampstead Village, in an area administered by the London Borough of Camden approximately 6 ½ kilometres (4 miles) north west of central London. It fronts Well Road at its junction with New End Square. It is surrounded by predominantly low-rise, high-value, period residential properties. The open space of Hampstead Heath is located within 300 metres to the north east.

The amenities of Hampstead High Street and Hampstead Underground Station (Northern Line) are located approximately 300 metres to the south west. This station provides frequent and direct services into both the West-End (Tottenham Court Road) and the City (Bank) within 20 minutes.

A location plan is attached.

Description

An end of terraced, two storey building of red brick construction beneath a pitched clay tiled covered roof. The pub ceased trading in February 2014 and is in need of renovation. The upper parts benefit from self-contained access off New End Square. Internally the building's configuration is as follows:-

Ground floor	Former public house.
Basement	General ancillary storage areas.
First floor	Two large rooms with a set of male and female wc's.
Second floor	One large room with two ancillary storage areas.

A title plan extract and a set of historic floor plans are attached.

NB:- The first and second floors are currently used as a children's day care nursery. Vacant possession of the upper parts will be available from 1st September 2021.

The property has the following approximate gross internal areas:-

Ground Floor	125 sq m (1,345 sq ft)
First Floor	115 sq m (1,237 sq ft)
Second Floor	95 sq m (1,022 sq ft)
Basement	98 sq m (1,055 sq ft)
Total	433 sq m (4,659 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to 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

A new premises licence will need to be obtained. Any letting will therefore be subject to obtaining a new premises licence.

Rating Assessment

The pub is not currently listed for business rates purposes.

Planning

From informal enquires of the London Borough of Camden we have established that the property is not listed as being of Special Architectural or Historical Interest but is situated within the Hampstead Conservation Area. The pub was nominated as an Asset of Community Value (ACV) in February 2019. In 2016 the following planning application was granted under Camden Council Planning Application Ref: 2016/6345/P:-

“Retention of public house (Use Class A4) [Now Sui-Generis w.e.f. 1st September 2020] at ground floor and basement; change of use of first and second floors from ancillary pub accommodation (Class A4) to dual educational use (Daytime – Monday to Friday) and ancillary pub use at all other times (Sui Generis); installation of a replacement side access gate (access from New End Square) to provide a dedicated access for the educational use from the rear of the building”

Basis of Sale or Letting

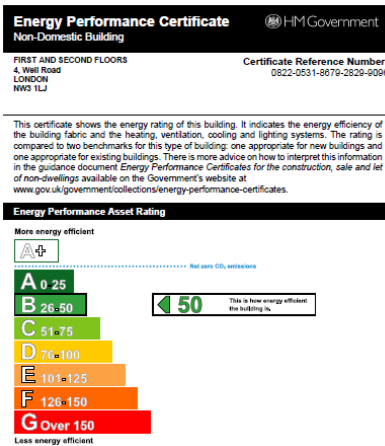
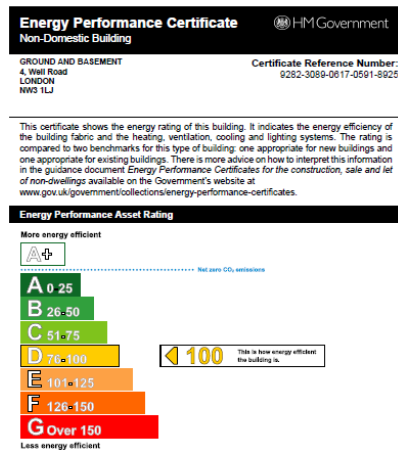
Inviting unconditional offers for the freehold interest with vacant possession upon completion. Rental offers are invited for a new free-of-tie lease, all terms to be negotiated. The landlord will also give consideration to letting the property in parts, (i.e. ground floor and basement lock-up only or just the upper parts). VAT will be payable in addition to the purchase price / rent.

Viewings & Further Information

Should you have any further queries or would like to organise a viewing, please contact Panayiotis Themistocli or James Grimes on either Tel: 020 7836 7826, or Email: panayiotis.themistocli@agg.uk.com or james.grimes@agg.uk.com.

Energy Performance Certificates

The ground floor and basement has an EPC rating ‘C - 100’ and the upper parts have an EPC rating of ‘B -50’. Extracts of the EPC are set out below.



Title Plan



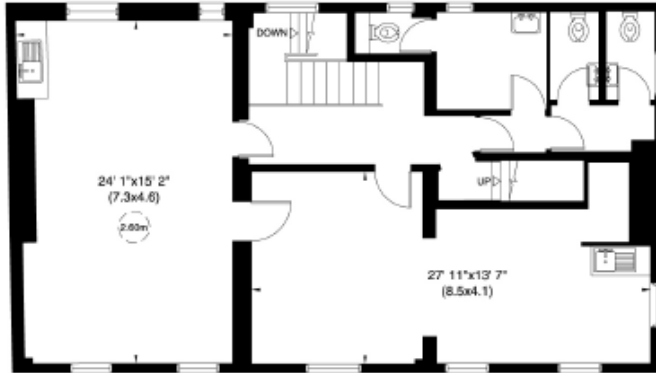
Source: HM Land Registry. Not to scale - Provided for indicative purposes only

Location Plan

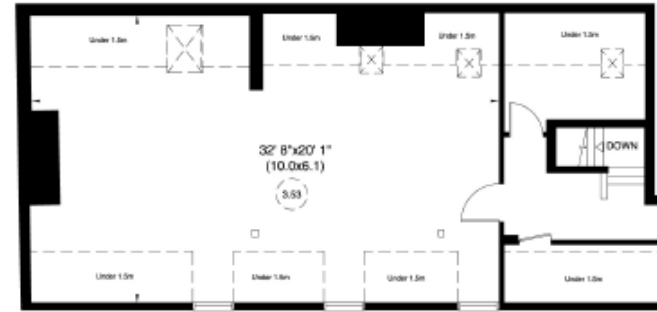


Source: Google Maps. Not to scale - Provided for indicative purposes only

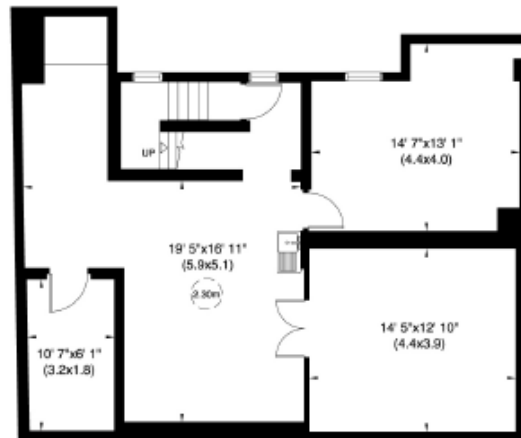
Floor Plans



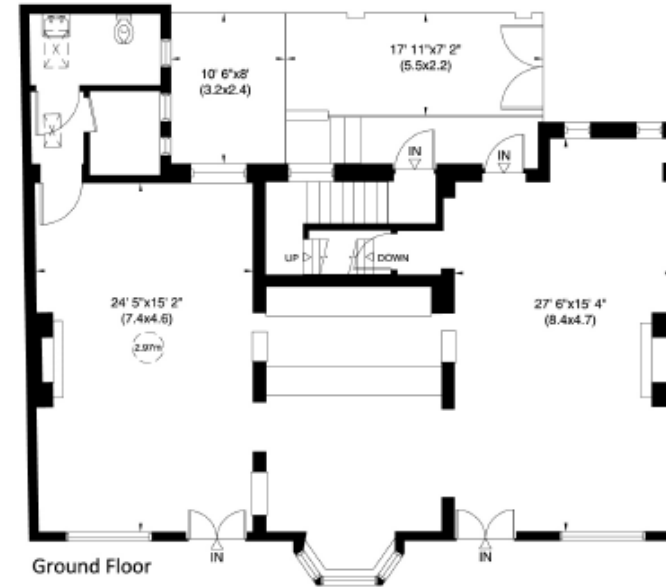
First Floor



Second Floor



Basement



Ground Floor

Historic floor plans – not to scale provided for indicative purposes only.