



## The Pear Tree, 14 Margravine Road, Hammersmith, London, W6 8HJ

### SUMMARY

Victorian pub with traditional interior  
Accommodation – 5 guest rooms and one en suite  
Mixed use building  
Good investment opportunity  
Development potential STPP  
Situated in a residential street  
Located near Fulham, Hammersmith and Barons Court  
Various amenities nearby

### DESCRIPTION

The Pear Tree is a quintessential Victorian Pub, dating back to the 1800's. It is one of the oldest buildings in the Hammersmith/Fulham/Baron Court area.

The Pear Tree is located near Margravine Cemetery in a residential area between Hammersmith and Fulham that

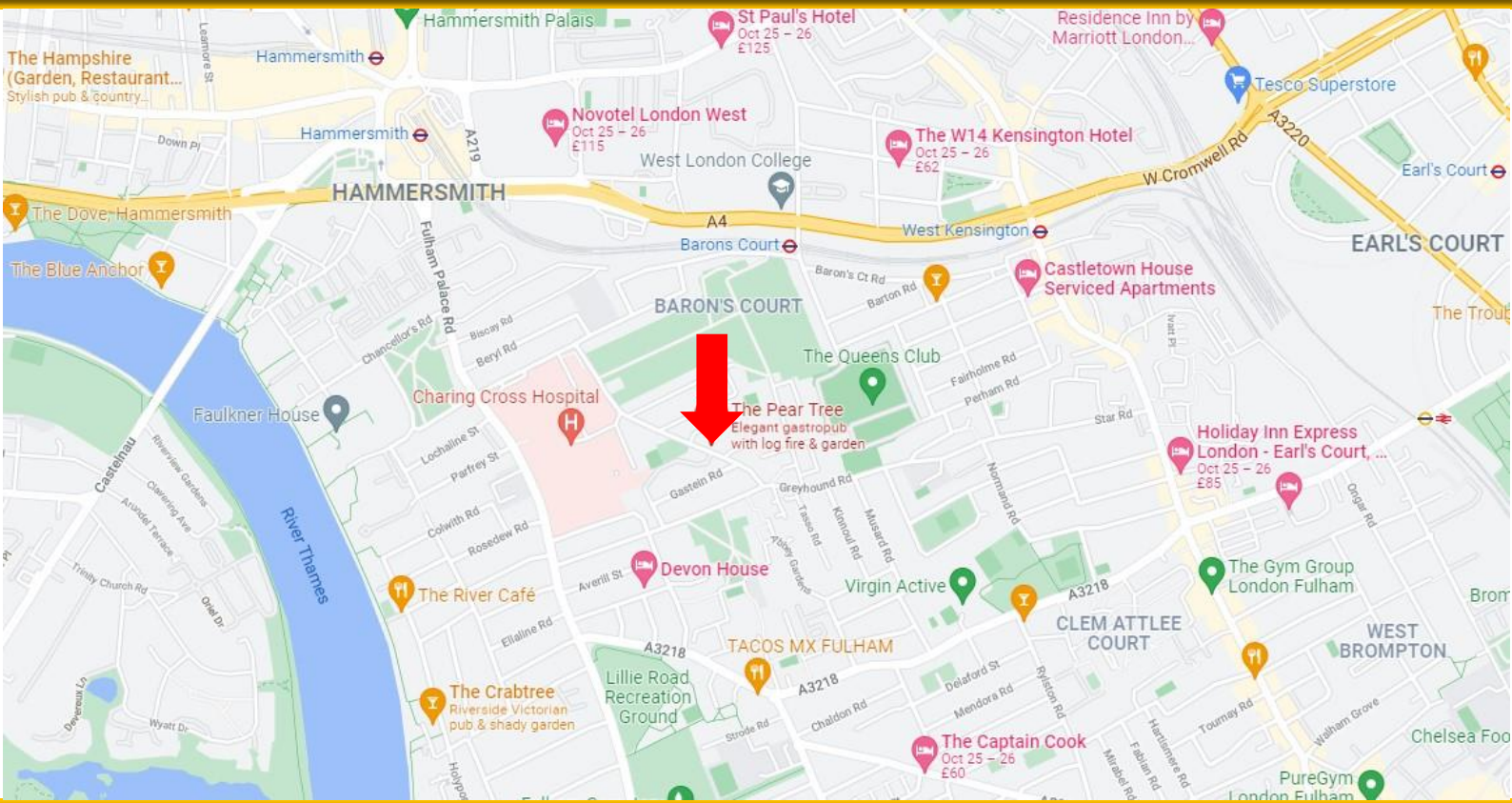
offers accommodation in six rooms, which all have a traditional-style decor. The property has great potential to develop, subject to planning consent.

### LOCATION

The Pear Tree is located in West Kensington between Hammersmith and Fulham. The immediate neighbourhood is a residential area that is a mix of council flats and terrace houses.

The pub is about seven-minute walk to Fulham Palace Road and an eight-minute walk through Margravine Cemetery to Barons Court tube station, where trains in to Central London leave every two minutes. From Barons Court to South Kensington museum takes about 11 minutes via train and about 15 minutes to Piccadilly circus. In the other direction, it takes about half an hour to get to Heathrow Airport with trains running every 10 minutes.

There are many shops, cafes and hotels around the vicinity.



**TENURE**

Freehold £2,200,000

Rent £85,000 per annum

**LEGAL COSTS**

Each party will be responsible for own legal costs.

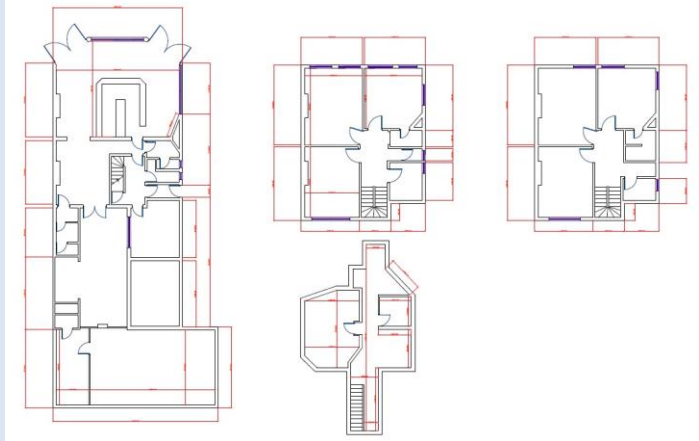
**BUSINESS RATES**

Rateable value: £10,100.00

Rates payable: £4,040.00

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8748 3020

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**VIEWING AND FURTHER INFORMATION**

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

**Harry Sohal - 0208 569 8500**  
E-mail: [harry@monarchcommercial.co.uk](mailto:harry@monarchcommercial.co.uk)

**Ankur Lakhanpal - 0208 569 8500**  
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