

# THE PAPERMAKERS ARMS

57 RODEN STREET, ILFORD, IGI 2AA

DETACHED FREEHOLD PUBLIC HOUSE SITUATED IN THE EAST LONDON TOWN OF ILFORD FOR SALE WITH VACANT POSSESSION

savills



THE PAPERMAKERS ARMS

Always a  
**WARM**  
Welcome  
TRADITIONAL  
Pub Games  
LIVE SPORTS  
IN FULL HD  
FULL RANGE OF BEERS,  
CIGARS  
Wines and Spirits



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## HIGHLIGHTS INCLUDE:

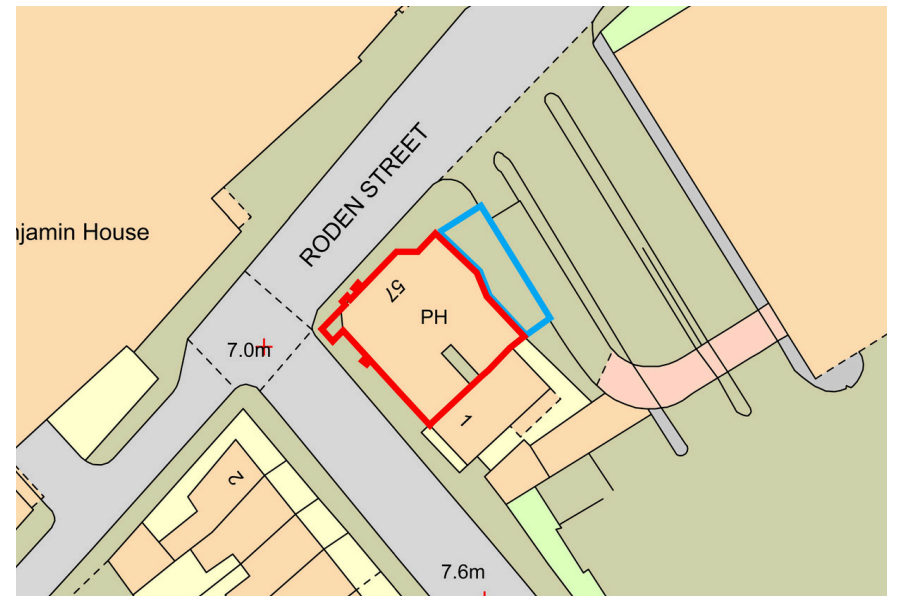
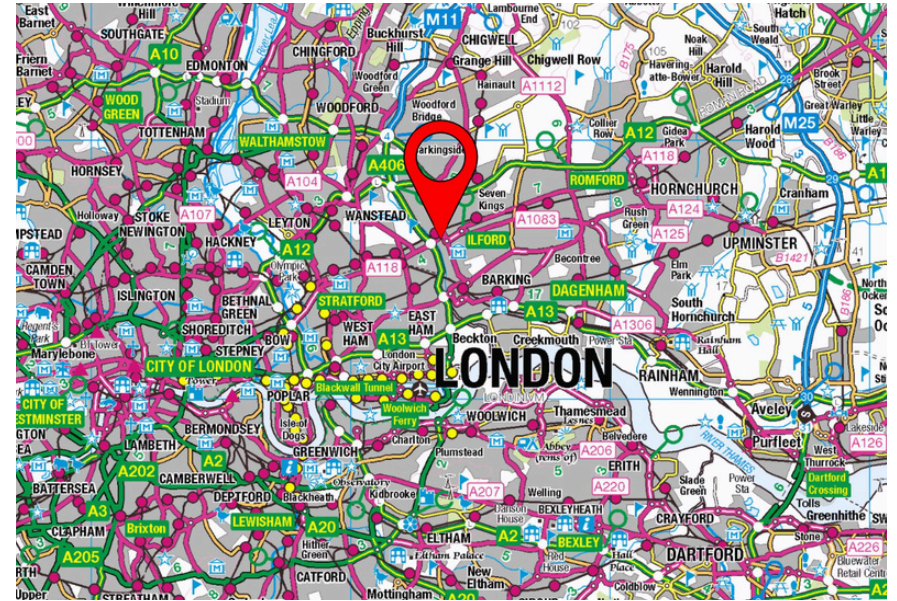
- Freehold public house in Ilford for sale with vacant possession
- Locally listed
- Located 300 metres from Ilford Station (Elizabeth Line)
- Planning submitted on the adjoining site currently occupied by Sainsbury's for 860 residential dwellings, retail and further commercial space
- Extensive private accommodation comprising six bedrooms on upper floors
- Arranged over ground, basement and two upper floors extending to 3,937 sq ft
- **Offers in excess of £750,000 plus VAT**
- **Virtual Tour**

## LOCATION

The property is located in the London Borough of Redbridge in the East London town of Ilford, 4.0 miles (6.0 kilometres) east of Stratford and 6.3 miles (10.0 miles) west of Romford. The Papermakers Arms is situated at the intersection between Roden Street and Riverdene Road in a mixed residential and commercial area with the adjacent Sainsbury's forming part of a large scale proposed redevelopment site. Public transport community are excellent with Ilford Station 300 metres to the north offering overground and Elizabeth Line services.

## DESCRIPTION

The Papermakers Arms is a three storey detached property of brick construction beneath a pitched tiled roof with extensions to the rear. The property sits on a plot extending to 0.048 acres.



## ACCOMMODATION

**Ground:** The ground floor comprises a central bar servery with open plan trading area and seating on loose tables and chairs for approximately 50 customers. Ancillary areas comprise customer WC's.

**Basement:** Cellar and stores.

**First:** The first floor comprises two bedrooms, WC, domestic kitchen and commercial kitchen.

**Second:** The second floor comprises a further four bedrooms, shower room and WC.

**Externally:** There is a beer garden to the side of the pub with seating for 40 customers.

## TENURE

Freehold (Title Number EGL305588) as outlined in red on the above Promap. The area outlined in blue is not within our client's freehold ownership however, it has been used by the pub as an external trade terrace for a number of years.

## VIRTUAL TOUR

<https://vt.ehouse.co.uk/BwwBvskFdv9>

## PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol under the following hours:

- Sunday - Thursday: 10:00 - 00:00
- Friday - Saturday: 10:00 - 01:00

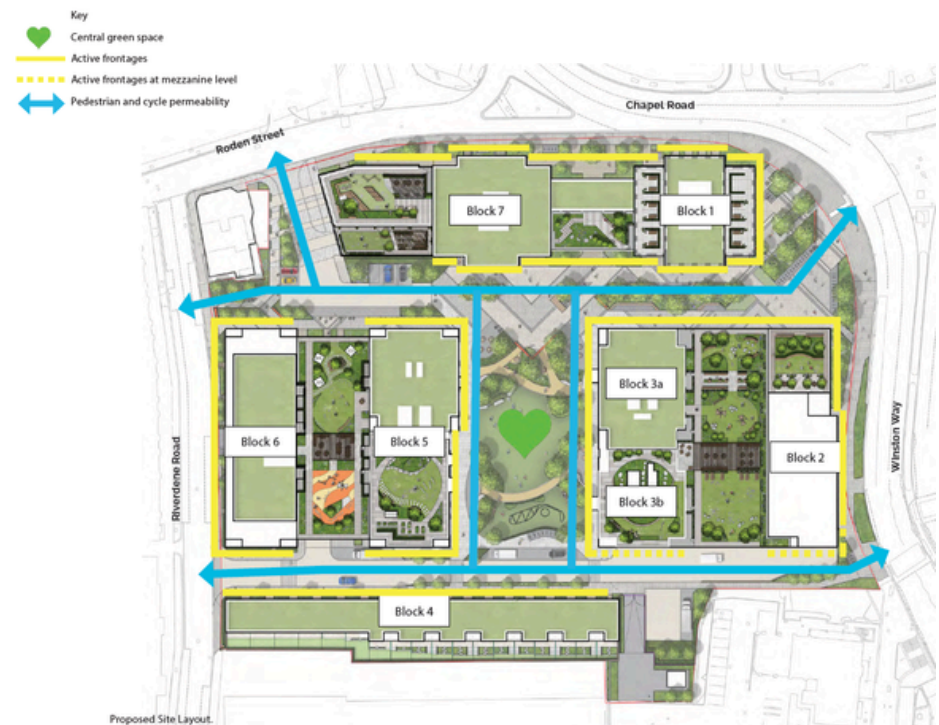


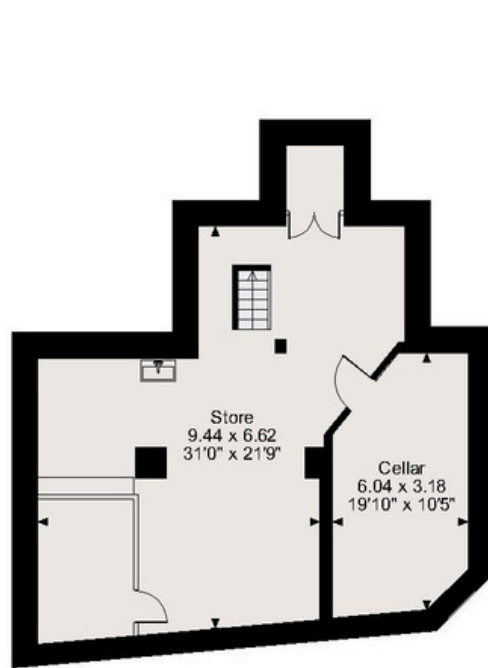


## PROPOSED DEVELOPMENT

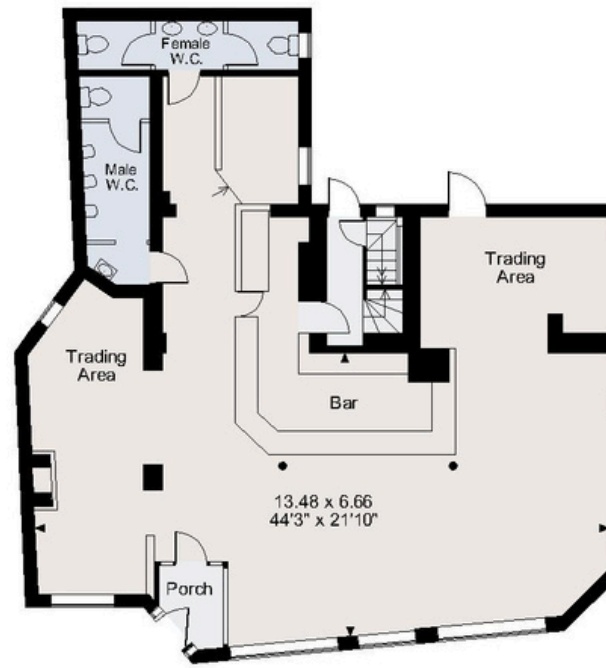
A planning application has been submitted and is currently under assessment for a residential-led mixed-use development scheme on the adjoining 4.6-acre parcel of land currently occupied by Sainsbury's. The proposed development comprises 860 residential dwellings which includes student accommodation, flexible commercial space, retail space and a central green public space. The Papermakers Arms is located on the corner of the proposed site fronting Rodene Street and Riverdene Road.

Further information is available on the Redbridge Council [Website](#) (Planning Application number 2327/22).

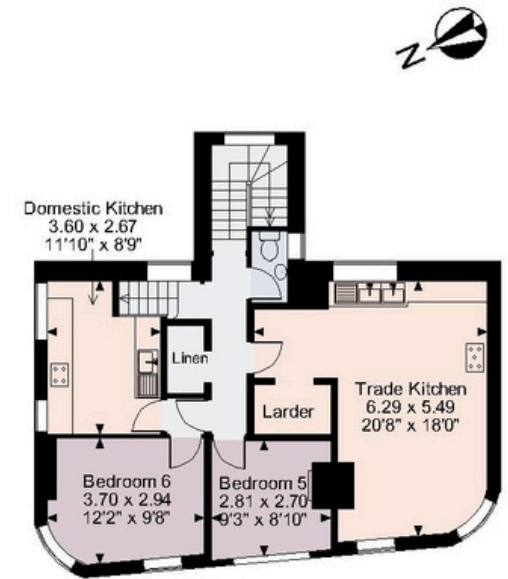




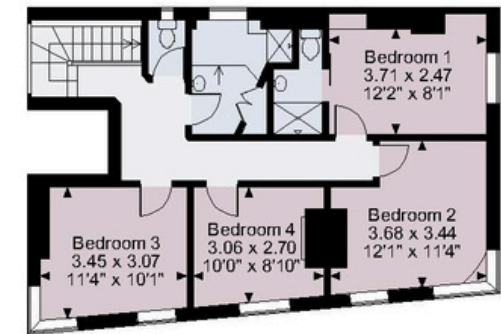
Basement



Ground Floor



First Floor



Second Floor

## FLOOR AREAS

Floor	Sq M	Sq Ft
Basement	81	869
Ground	149	1,605
First	71	761
Second	65	702
<b>Total</b>	<b>366</b>	<b>3,937</b>

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

2023 - £9,800

## FIXTURES AND FITTINGS

Trade fixtures and fittings may be available by way of separate negotiation.

## EPC

C-74

## PLANNING

The building is Locally Listed but not situated within a conservation area. The property is located within Flood Zone 1 (Lowest Risk).

## TERMS

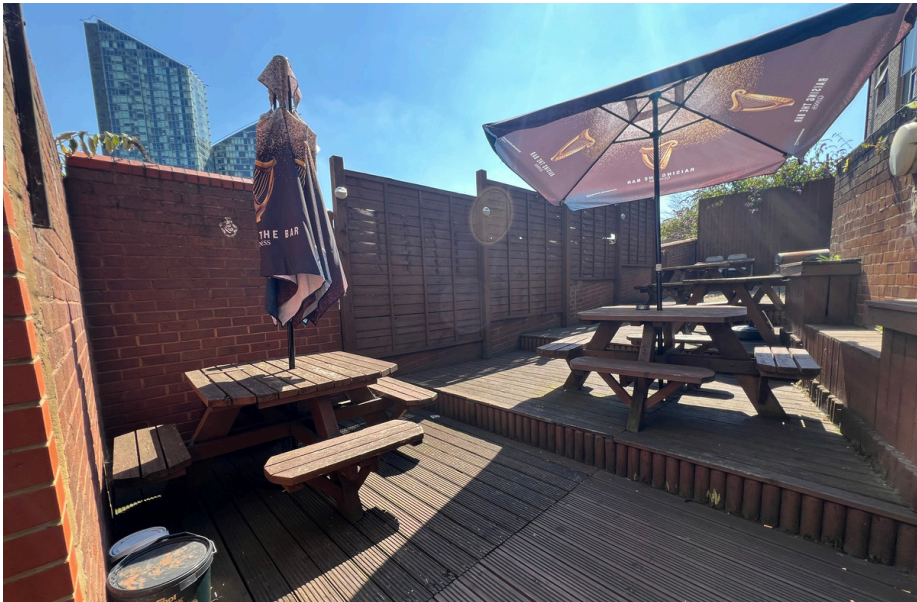
Offers in excess of £750,000, plus VAT, are invited for our clients freehold interest with vacant possession.

## VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchaser will need to provide proof of identity and residence.



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THE PAPERMAKERS ARMS

RESERVED FOR THE  
POLICE

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1  
1

savills



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## CHARLIE NOAD

07780 599698  
charlie.noad@savills.com

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## STUART STARES

07807 999841  
sstares@savills.com

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