



## Orchard Tavern

Ref: 4256311

Askew Road, Chiswick, W12 9BP

Leasehold: £125,000, Annual Rent: £69,000

Affluent Chiswick/Askew Village area

2 section bar & lounge (60 seating)

4 bedroom owner's accommodation

Patio garden to front (20 seating)

100% wet sales with scope for food

Traditional pub with benefit of a "free of tie" lease. Energy Rating 75



The Orchard Tavern occupies a prominent location on Askew Road (B408) at the junction with Ashchurch Terrace, approximately 330 metres north of the main A402 Goldhawk Road linking the centre of Chiswick and central London, approximately 5 miles to the west. The pub is situated in a well established and densely populated residential area. The nearest tube station is Stamford Brook.

The Orchard is located in the affluent Askew Village area of Chiswick, with attractive period residential properties and open green spaces, alongside a mix of shops, restaurants, pubs and bars.

There are good road connections, links to Heathrow and only a half hour's journey to central London making this an area popular for commuters.

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### Description

Character three storey property of brick construction under a pitched tiled roof with a single storey addition to the rear and first floor owner's private balcony garden area.

Internally the public trade areas have various architectural features including open fireplace with log burner, large picture windows and high ceilings.

The upper floors provide large four bedroom owner's accommodation arranged on two floors.

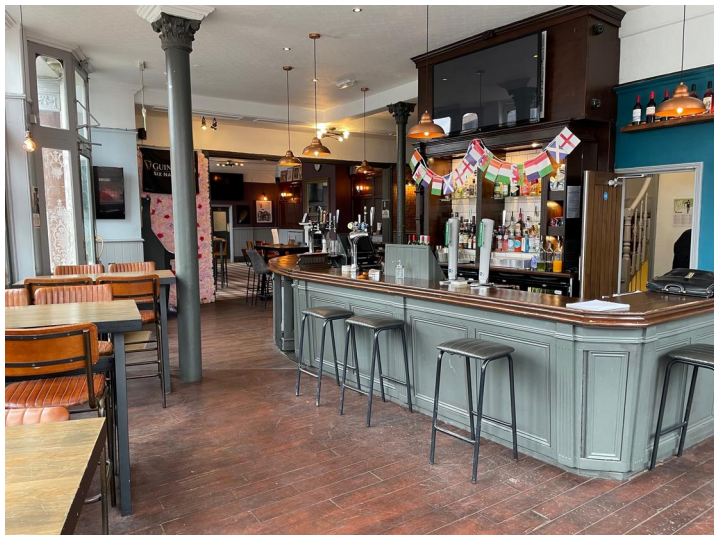
Externally, there is a metal fenced enclosed flagstone trade patio area to the side.

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### Internal Details

Public Trade Areas:

- 2 section bar/lounge with bar servery (60 seating)



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### Fixtures & Fittings

We have been advised that most of trade fixtures and fittings at present in the property are owned outright and will be included within the sale, excluding a few items which are either held on lease or hire purchase agreements.

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### Additional Areas

- Equipped first floor catering kitchen with dumb waiter (not in use at present)
- Ladies & gents WC's
- Large basement storage area
- Beer cellar, bottle and wine stores

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### External Details

- Side rail enclosed patio area (20 seating)





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## Owner's Accommodation

Arranged on the first and second floors, consisting of:

- Four double bedrooms
- Bathroom & WC
- First floor lounge
- Large balcony garden area (access from kitchen)
- Small kitchenette room

N.B. There is planning approval (July 2017) for the conversion of first and second floor levels from the current accommodation into 2 x two bedroom self-contained flats and the formation of a roof terrace at first floor level. Plus, installation of a new retractable awning to the front corner elevations at street level. Full details available upon request.

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## The Opportunity

The Orchard Tavern currently operates as a local's pub under management and is entirely 100% wet sales and showing live TV sporting events.

The pub is located in Chiswick, considered one of London's most affluent districts, therefore there is an ample opportunity for a more "hands-on" owner/operator to develop a good quality varied food menu to significantly increase revenue.

The business will be sold with the benefit of vacant possession on completion. Management have previously mentioned that there is an equipped catering kitchen on the first floor with a food service lift, which offers the facilities and scope to introduce a food menu.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Neil Morgan

Senior Director Pubs & Restaurants

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## Trading Information

Trading accounts will be provided to interested parties following a formal inspection of the business.

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## Trading Hours

The business currently operates 12 noon to 11pm Monday to Saturday and 12 noon to 10.30pm Sunday. The Premises Licence does permit trading to 2am Friday & Saturday and 12pm Sunday.

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## Tenure

The property is held on lease for a term of 25 years from 1st October 2013 from Star Pubs & Bars and is on a "free of tie" basis. The current rent is £69,000 per annum which is due for review in October 2028 and 5 yearly thereafter.

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## Regulatory

The rateable value is £8,250 with effect from 1st April 2023.



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189