

AG&G

# BLACK HORSE PH

425 OLDFIELD LANE NORTH, GREENFORD, UB6 0AS



# THE BLACK HORSE SUMMARY

## WEST-LONDON WATERSIDE OPPORTUNITY

- Surrounded by a mixture of commercial and high-density residential accommodation
- 500 metres north of Greenford Underground Station (Central Line)
- Total site area approx. 0.7 of an acre
- 52 space car park

## FREEHOLD VACANT POSSESSION

## OFFERS INVITED

## SUBJECT TO CONTRACT

Sole Selling Rights

LONF657



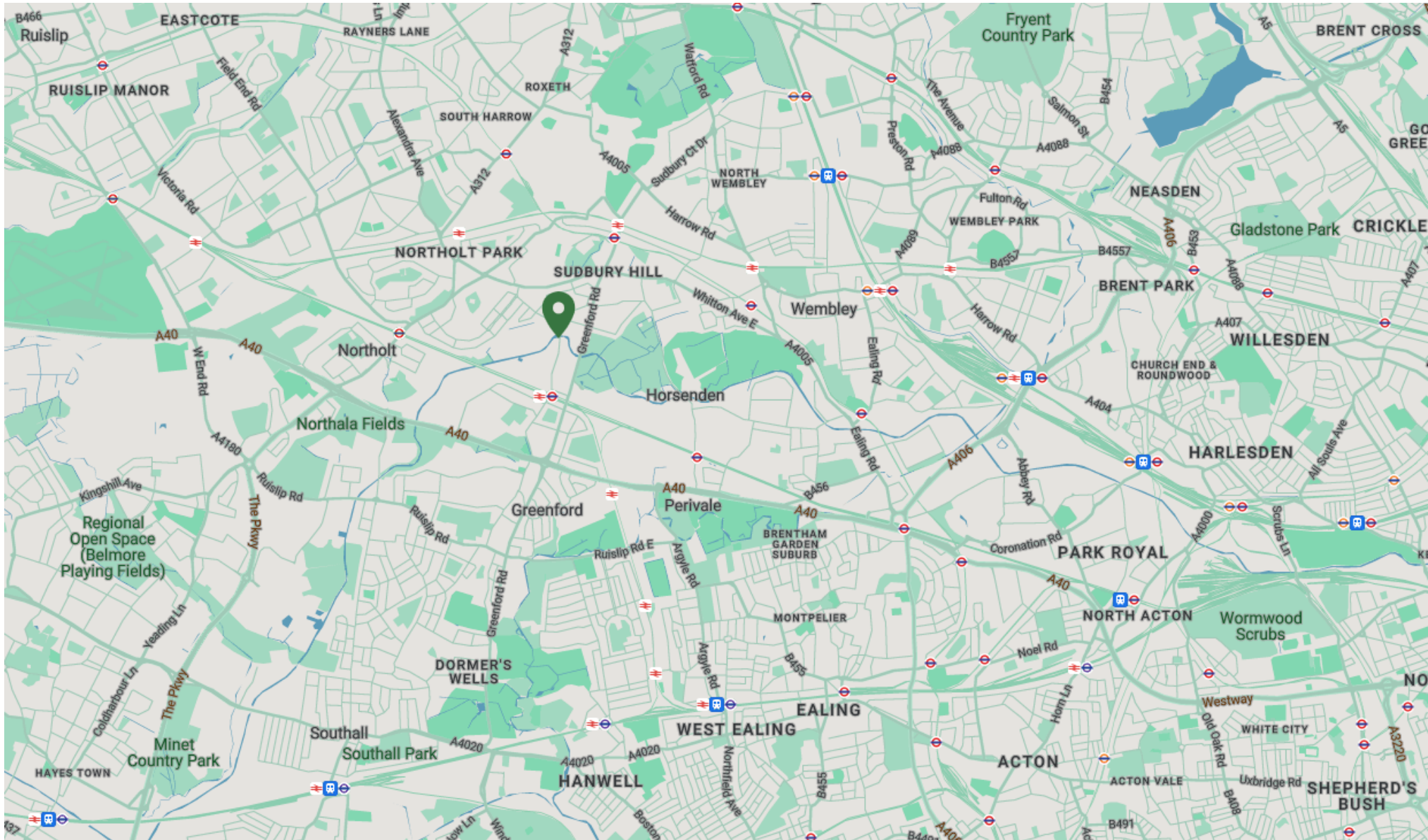
# LOCATION

Situated within the London Borough of Ealing approximately 16 km (10 miles) north west of central London (TFL Zone 4).

The pub fronts Oldfield Lane North adjacent to the Paddington Branch of the Grand Union Canal.

Greenford Rail and Underground Station (Central Line) lie circa 500 metres to the south which provide frequent and direct services into central London (Bond Street Station) with a journey time of around 25 minutes.

**425 OLDFIELD LANE NORTH, GREENFORD, UB6 0AB**



All maps provided are not to scale and are provided for indicative purposes only.

# THE BLACK HORSE

## DESCRIPTION

**A large two-storey detached property built over part basement. There is a sizable trade garden to the rear with a 52 space car park.**

Internally the pub is set out as follows:-

### Basement

Garden bar with rear counter and access to trade garden. Disabled WC. Commercial kitchen. Chilled beer store. Managers office. Additional storage.

### Ground floor

bright lounge bar, partially divided into two sections with a central counter. Steps up to mezzanine level of same style with views over the canal. Two sets of Ladies and Gents customer toilets.

### First floor

Used for staff accommodation and comprising four double beds; two bathrooms/ WC; living room; and domestic kitchen.

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According to Nimbus Maps the approximate site area and building footprint measurements are as follows:-

**Site Area** 2,853 sq m (30,700 sq ft) or 0.7 acre

**Building Footprint** 356 sq m ( 3,834 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.

## THE BLACK HORSE

# SERVICES

We are advised that the property is connected to all mains services.

# LICENSING

From informal enquiry of the London Borough of Ealing, it is understood that the property has a Premises Licence permitting the sale of alcohol Sunday to Wednesday from 10:00am until midnight and Thursday to Saturday from 10:00am until 2:00am.

# PLANNING

We have been advised that the property is not statutory listed nor is it situated within a conservation area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

# EPC

The property has an EPC rating of B (43).

# RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £60,000 with effect from April 2023.

# BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion. VAT will be payable in addition to the purchase price.

The owner will also give consideration to also letting the entire property, all terms to be negotiated.

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# THE BLACK HORSE SITE PLAN



The above site plan is not to scale and is provided for indicative purposes only (source Promap).  
All red lines drawn are provided for indicative purposes only.







# VIEWINGS & FURTHER INFORMATION

**The business is currently closed, prospective purchasers are requested to undertake an external inspection in the first instance.**

## PLEASE CONTACT:

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

**Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus. BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS** 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.