

FREEHOLD PUB FOR SALE - STRATFORD, E15



FORMER ANGEL PH, 21 CHURCH STREET, STRATFORD, LONDON, E15 3HU

- Former pub with residential accommodation and rear garden / yard area
- Approximately 1,000 metres south east of Westfield Stratford City
- Building footprint approximately 267 sq m (2,869 sq ft)
- Site area circa 450 sq m (4,852 sq ft)
- May suit alternative uses e.g. retail (subject to necessary consents)

FREEHOLD WITH VACANT POSSESSION

OFFERS IN EXCESS OF £1,000,000 (VAT may be applicable)

SUBJECT TO CONTRACT sole selling rights

LONF682

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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 property is situated on Church Street within the London Borough of Newham, approximately seven kilometres (4.5 miles) north east of The City. Westfield Stratford City and Stratford International Railway Interchange are approximately 1,000 metres to the north west with Plaistow Underground Station (District Line and Hammersmith and City Line) is broadly equidistant to the south east.

A location plan is attached.

[Link to Street View](#)

Description

Detached property built on two storeys above basement with a yard area / garden to the rear. Internally the property comprises the following. Floor plans overleaf.

Ground Floor	Open plan with WCs and storage areas.
First Floor	Six rooms, bathroom, WC and storage
Basement	Cellarage / storage

Promap Measurements:-

Building footprint:	296 sq m (3,190 sq ft)
Total site area:	450 sq m (4,852 sq ft)

NB: The floor areas set out 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 their own 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

From enquiry of the London Borough of Newham, it is understood the property historically had a Premises Licence permitting the sale of alcohol from 09:00 am until 02:00 am Monday to Thursday and until 04:00 am on Friday and Saturday. The licence may have lapsed (to be confirmed).

Planning

From enquiry of the London Borough of Newham, we have established that the property is neither statutorily listed nor situated within a conservation area. The property is locally listed.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £2,970 as of 1st April 2023.

Basis of Sale

The vendor is seeking offers in excess of £1,000,000 for the freehold interest with vacant possession. Subject to Contract

EPC

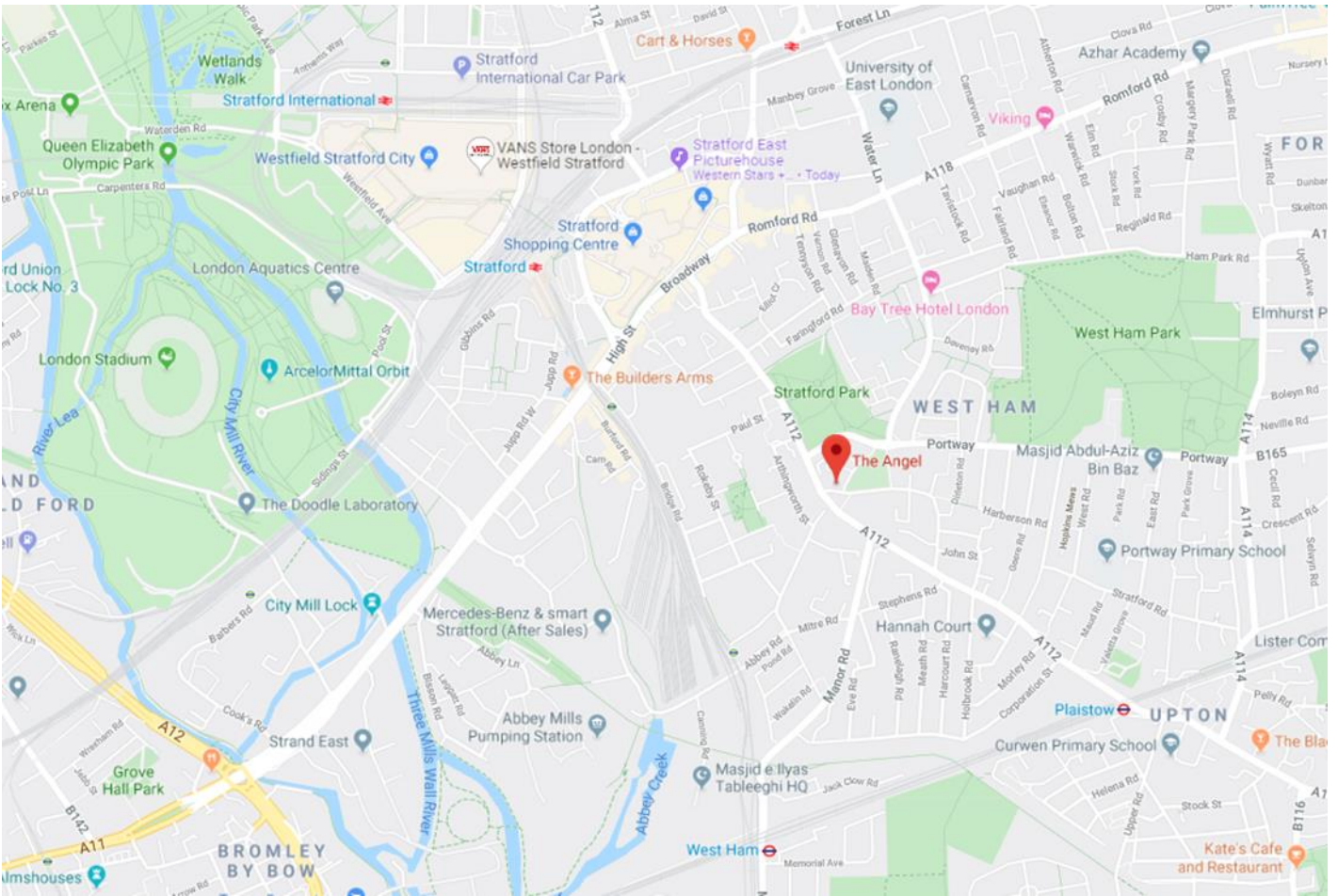
C rating. Certificate available upon request.

Viewings & Further Information

Viewings available by appointment only. For further information please contact Michael Penfold of the sole selling agents on 07894 210 853 or michael.penfold@agg.uk.com

Location Plan

[Link to Location Map](#)

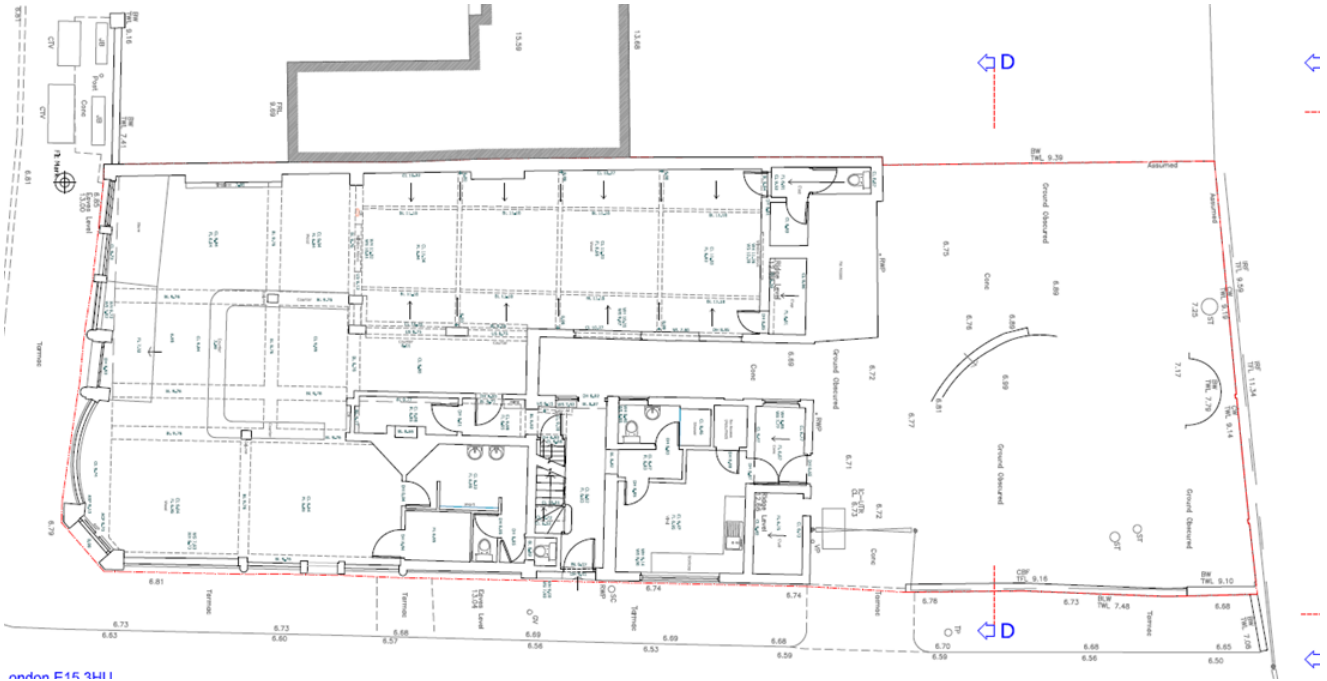


Source: Google Maps. Not to scale - Provided for indicative purposes

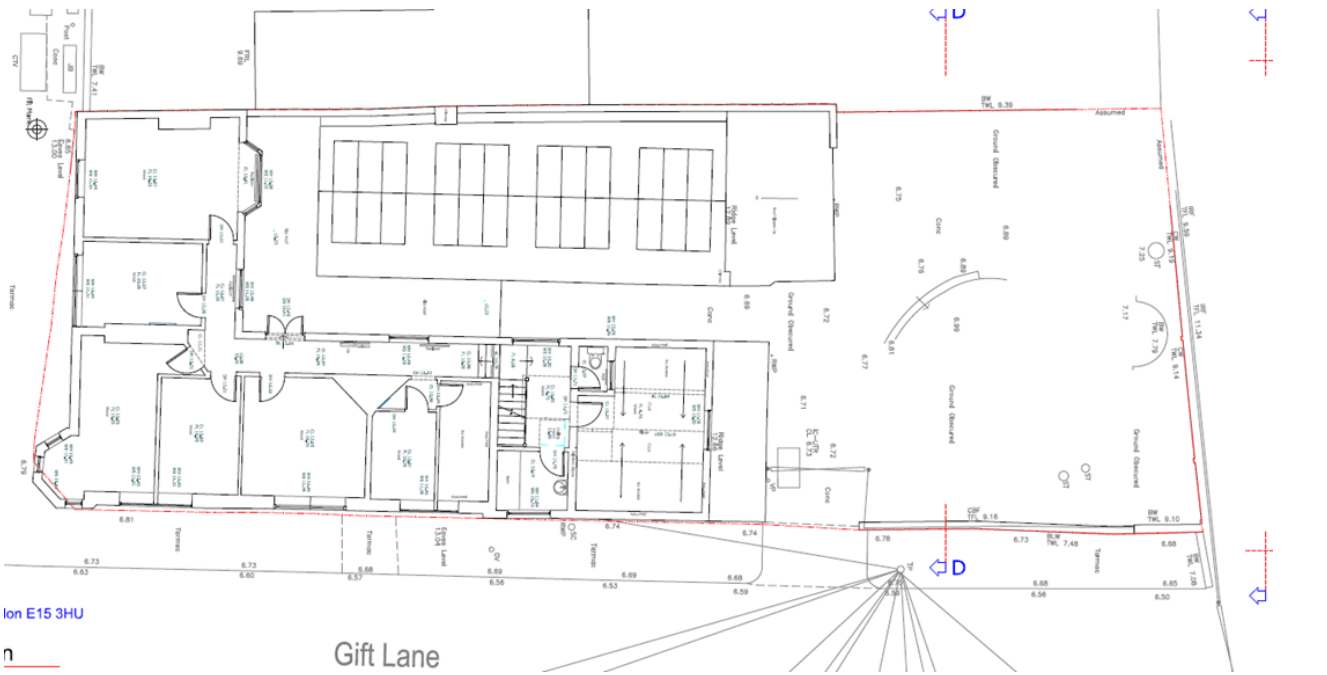


Floor Plans

Ground Floor



First Floor



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