

AG&G



# THE TALBOT

1 MILL HILL ROAD, ACTON, LONDON, W3 8JB

# TALBOT PH, ACTON SUMMARY

- Located circa 100 metres south of Acton High Street
- Situated on the edge of a 52-acre regeneration area
- Acton Town Station is within short walking distance
- Nine bedrooms to the upper parts
- GIA approx. 395 sq m (4,252 sq ft)
- May suit alternative uses (subject to consents)

## VIDEO TOUR

**FREEHOLD VACANT POSSESSION  
OFFERS IN THE REGION OF  
£900,000 (+VAT IF APPLICABLE)**

**SUBJECT TO CONTRACT**

Sole Selling Rights

LONF674



# LOCATION

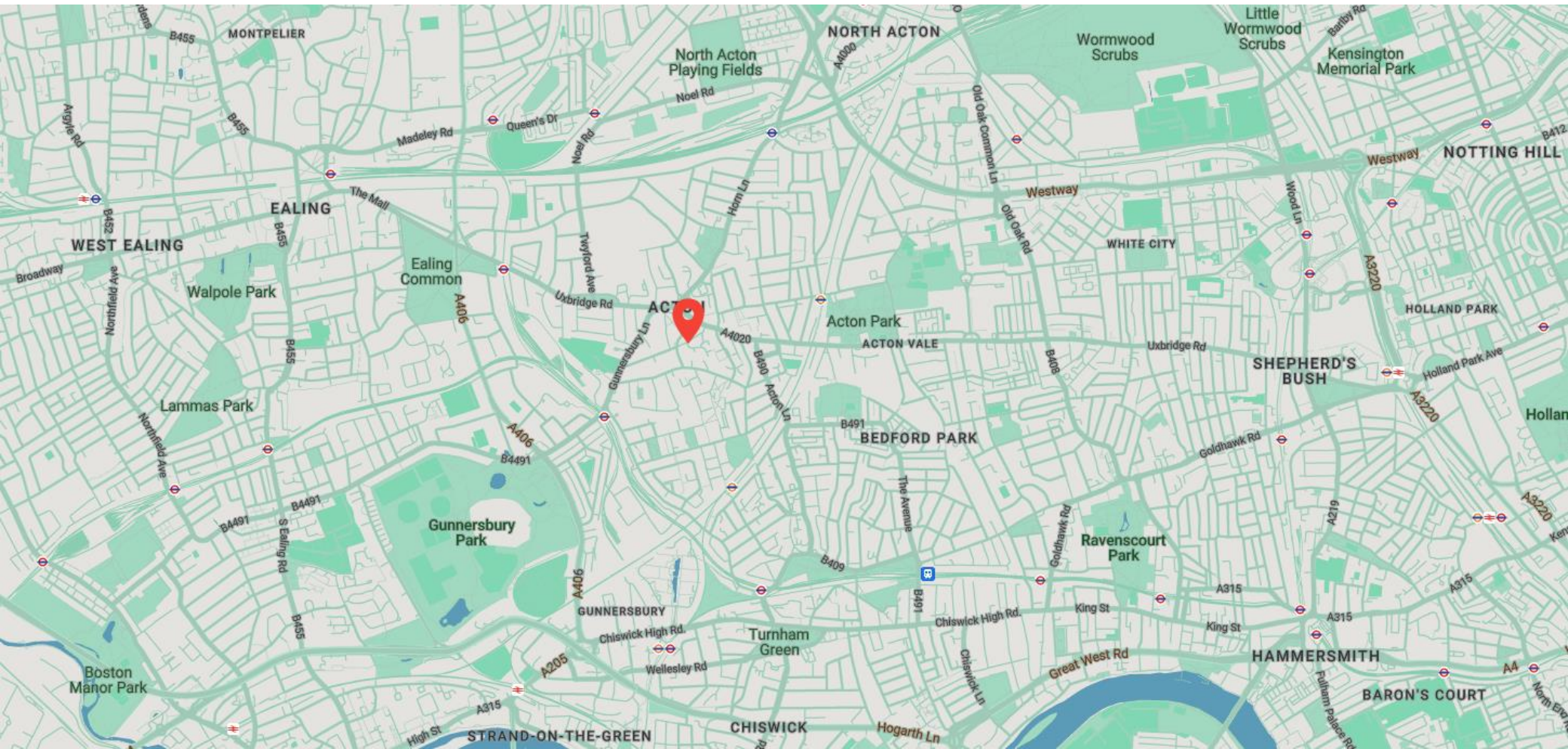
The pub lies within an area undergoing transformation and is adjacent to the Acton Gardens regeneration scheme which is scheduled to provide 3,400 new homes.

The pub is situated within an area administered by the London Borough of Ealing, approximately 10 kilometres (6 miles) west of central London. It fronts Mill Hill Road at its junction with Cheltenham Place, circa 100 metres south of Acton High Street.

It's surrounded by predominantly residential accommodation, mixed in terms of height, age and style with some new build, high-rise blocks currently under construction nearby with a parade of attractive, low-rise Victorian Period houses opposite.

Acton Town (Piccadilly Line), lies circa 600 metres to the south west which provides frequent and direct services into central London (Piccadilly Station) with a journey time of around 20 minutes. Acton Central London Overground Station lies circa 700 metres to the north east.

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# REGENERATION ADJACENT

## Acton Gardens, London, W3

This £600 million, 52 acres regeneration will provide improved access, connectivity to the wider area. The scheme is scheduled to provide 3,400 new homes with prospect to include 36,500 sq ft of new community and retail facilities.

This regeneration is being completed in phases, with some phases already completed with the final phase targeted to complete in 2029.\*

The regeneration is being brought forward by Ealing Council in collaboration with L&Q and Countryside.

Further information on the regeneration can be found on the [Your Acton Gardens website](https://www.countrysidepartnerships.com/all-developments/london/acton-gardens).

\* Date correct at the time of preparing this brochure, may be subject to change.



Source:

<https://www.countrysidepartnerships.com/all-developments/london/acton-gardens>

# THE TALBOT

## DESCRIPTION

**An attractive, detached building constructed over three storeys above part basement with a rear yard.**

Internally the building is set out as follows:-

### Ground floor

Decorated in a traditional style, sub-divided into two trading areas serviced from a central bar servery. A set of female and male customer wc's lie to the rear.

### Lower Ground floor

Cold beer store and general ancillary storage areas in addition to an office, three rooms and a kitchen lounge area.

### First floor

Four bedrooms, a domestic kitchen and a shower room with wc.

### Second Floor

Five bedrooms and a shower room with wc.

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We have been advised that the property has the following approximate gross internal floor areas:-

<b>Ground Floor</b>	123 sq m ( 1,323 sq ft)
<b>Lower Ground Floor</b>	126 sq m ( 1,355 sq ft)
<b>First Floor</b>	72 sq m ( 774 sq ft)
<b>Second Floor</b>	<u>72 sq m ( 774 sq ft)</u>
<b>Total</b>	393 sq m (4,226 sq ft)

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

<b>Total Site Area</b>	238 sq m (2,560 sq ft)
<b>Building Footprint</b>	213 sq m (2,293 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 TALBOT 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 from 10:00am until 1:00am everyday.

# PLANNING

We have been advised that the property is not statutorily listed and 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 C (65).  
[Click Here to download the EPC](#)

# RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £6,900 with effect from April 2023.

# BASIS OF SALE

Inviting unconditional offers in excess of £1 million for the freehold interest with vacant possession upon completion. VAT may be payable in addition to the purchase price.

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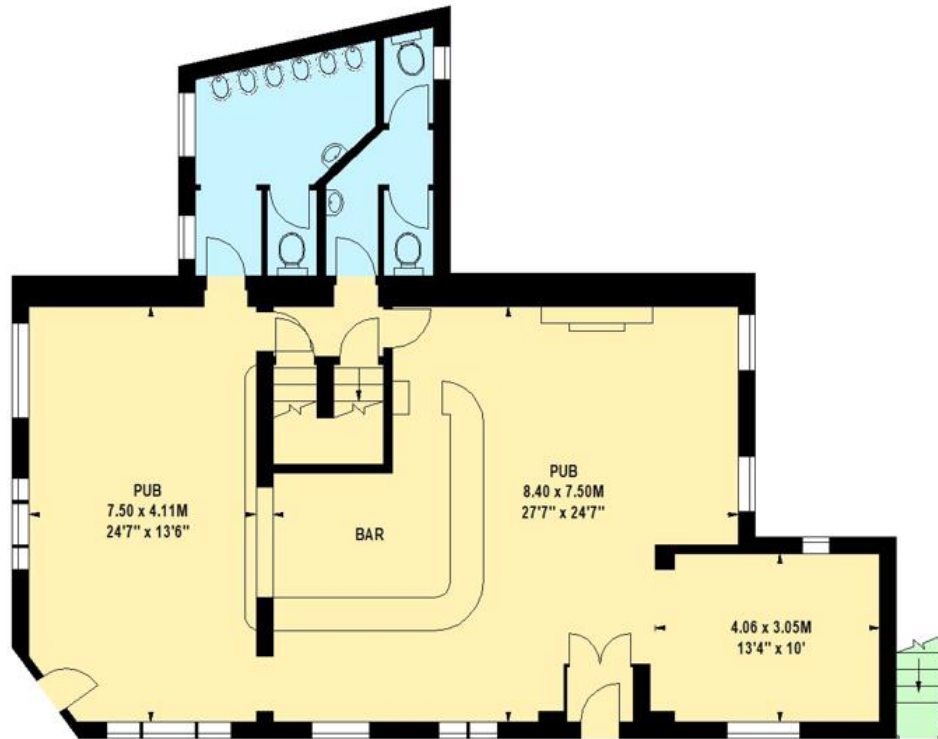
# THE TALBOT SITE PLAN



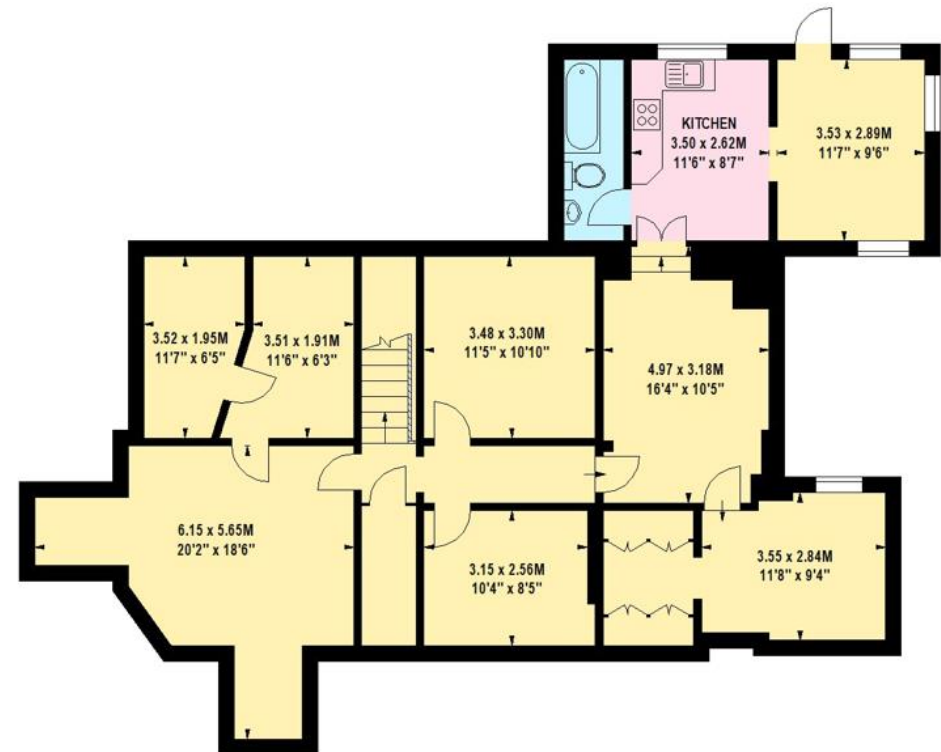
The above site plan is not to scale and is provided for indicative purposes only (source Promap).  
The red line drawn is provided for indicative purposes only.



## THE TALBOT FLOOR PLANS



Ground Floor



Basement

Not to scale and is provided for indicative purposes only.

# THE TALBOT

## FLOOR PLANS



First Floor



Second Floor

Not to scale and is 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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