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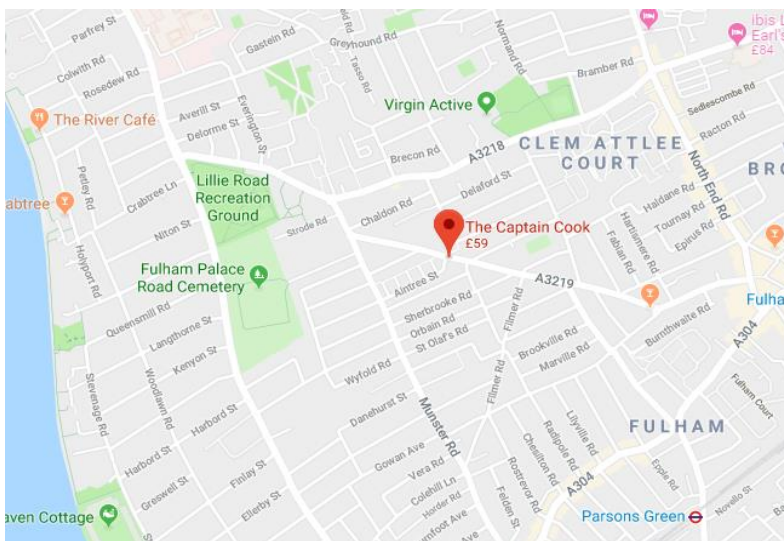
**3-STOREY PUBLIC HOUSE, FULHAM, LONDON SW6
LARGE TRADING AREA AND PATIO GARDEN
9 HOTEL LETTING BEDROOMS**



The Captain Cook, 203-205 Dawes Road, Fulham, London, SW6 7QY

Summary

- Character 3-storey corner property
- Prominently situated on Dawes Road (A3219)
- Large open plan public bar and dining area
- Enclosed paved courtyard to the rear and pavement seating to the front
- 9 hotel letting bedrooms over 1st and 2nd floors
- Well-presented and well-established business



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Price Leasehold: £190,000

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Location

The Captain Cook is prominently located on the corner of Dawes Road (A3219) and Aintree Street approximately 0.75 miles from Fulham Broadway underground station.

The surrounding occupiers include residential dwellings and retailers and the area is well served by public transport with bus services running along Dawes Road. Parsons Green and Fulham Broadway underground stations are the nearest to the pub.

[Google Street View](#)

The Property

The Captain Cook is a character, prominently situated 3-storey corner property.

Internally, the trade areas comprise of an open plan public bar with stripped wooden flooring which leads through to a dining area again with stripped wooden flooring, both of which have a mixture of fixed and freestanding seating. The open kitchen is located between the bar and dining areas.

Ancillary areas include customer WC's and a good size basement beer cellar with a separate office and spirit store.

On the first floor there are 5 letting bedrooms of which four are en-suite. On the second floor there 4 further letting bedrooms of which two are en-suite. We understand from the owners that their occupancy is close to 95%.

Externally, to the rear is a paved courtyard garden seating circa 30 whilst to the front there is pavement seating.

An inspection of the property is highly recommended to fully appreciate it. For further information please browse through the business website www.thecaptaincook.com



Business

The Captain Cook trades as a traditional locals pub and restaurant with letting bedrooms with food being served lunchtimes and evenings all set within a friendly and informal atmosphere.

The pub has good all week trade and is particularly popular at the weekends. During the summer months the paved beer garden to the rear and front pavement seating are popular. The business's reputation has been steadily building over the years and a new owner will immediately benefit from the steady stream of clientele.

Trading Information

Trading information will be made available to seriously interested parties following a formal inspection of the property.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £32,800 with effect from 1st April 2017.

Tenure

Leasehold.

The property is held on a Star Pubs and Bars lease being free of tie on wines and spirits. The current rent is £48,000 per annum with the next rent review due in September 2019.

Please note, the letting accommodation on the 1st and 2nd floors cannot be included in any future rent reviews. There are approximately 15 years remaining on the lease.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Please note that the staff will transfer with the sale of the business in accordance with TUPE.

