



**Former Academy Public House, 57 Princesdale Road, Holland Park, London W11 4NP
Available Freehold or Leasehold**

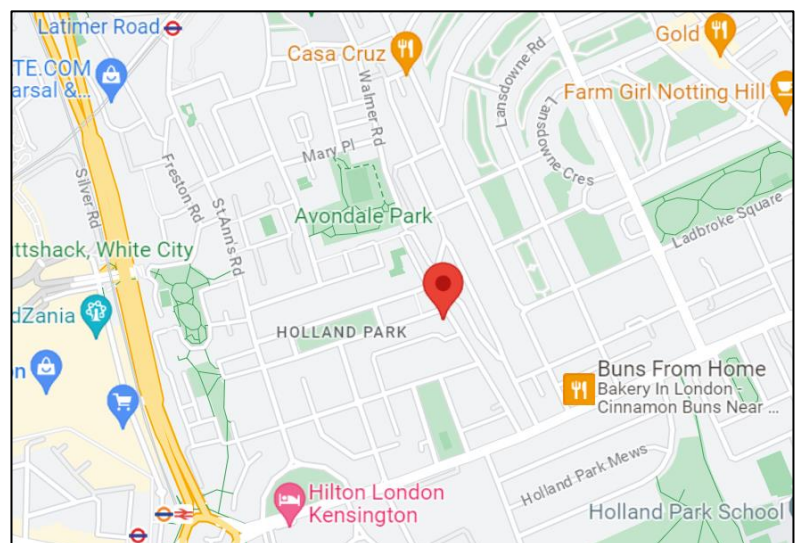
Summary

- Attractive 3-storey corner pub property with beer garden and conservatory.
- Planning granted for a new 3-bedroom town house with large garden within the infill gap.
- Sought after Holland Park location.
- Ground and first floor trading areas
- Available freehold or new free of tie lease

Price Reduction

Freehold – Offers Invited

Leasehold offers sought for the public house



Viewing is strictly by prior appointment with sole agents
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57 PRINCE DALE ROAD, LONDON W11 MIXED USE DEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

Location

The property is located approximately 200 metres north of Holland Park Avenue (A402) and 400 metres Northwest of Holland Park Tube Station.

Desirable pubs/bar and restaurants are in close proximity. Holland Park is an affluent neighbourhood of West London.

Description

The Academy Public House is an attractive and prominently situated character 3-storey Victorian corner property.

The proposed accommodation is summarised as follows with floor areas provided to us by our client:-

Existing GIA

	Sq m	Sq ft
Pub (FOH)	112	1,207
Pub (BOH)	100	1,077
Pub sub total	212	2,284
Ancillary A4	130	1,399
Ancillary sub total	130	1,399
TOTAL	342	1,399

Proposed GIA

	Sq m	Sq ft
Pub (FOH)	207	2,232
Pub (BOH)	147	1,582
Pub sub total	255	3,818
Residential	269	2,896
Resi sub total	269	2,896
TOTAL	624	6,714

Our client has recently obtained planning consent for extending the public house and the creation of a new 3-bedroom town house to be built onto the left hand side of the existing building with a landscaped garden to the rear. For further details, please inspect the planning page of The Royal Borough of Kensington and Chelsea.

The planning application reference number is PP/18/01556.

Business Rates

The property is listed in the VOA Business Rates list as having a rateable value of £33,000 with effect from 1 April 2023.

Tenure

Freehold or Leasehold available.

Planning

The pub has Sui Generis planning consent.

We understand the property is not listed as being of Special Architectural or Historic Interest, but it does lie within the Norland Conservation Area. The property has been listed as an Asset of Community Value since December 2014.

Proposal

Price Reduction

Freehold – offers invited

All leasehold offers welcomed.

The vendor may consider splitting the site should a purchaser be interested in either the Pub building or the Residential consented element in isolation.

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.

Viewings

Viewing should be arranged through the sole agents, Davis Coffey Lyons.