



## Prince of Wales Town House, 73 Dalling Road, London W6 0JD

### Summary

- Free of Tie Lease
- Busy Location
- Large Beer Garden
- 9 Hotel Rooms

**Leasehold – Premium Offers Invited**



Viewing is strictly by prior appointment with sole agents  
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**Location**

The property is located in Ravenscourt Park on Dalling Road, a road situated off of Kings Street and leading to Paddenswick Road. The property has the benefit of good transport links with Ravenscourt Park Station 0.1 miles south of the property and Hammersmith Station 0.5 miles east of the property. The surrounding occupiers include residential dwellings and retailers.

For a better understanding of the location please review:

[Google Street View](#)

**Description**

The property is a two storey building of brick construction under a pitched tiled roof. The ground floor comprises of an open plan trading area served by a central bar servey. Ancillary accommodation at this level is customer WC's. To the first floor are 9 hotel rooms. To the basement is cellarage and stores. To the rear of the property is a beer garden with contains several huts.

**Tenure**

The property is held on a 20 year lease, expiring in 2043 at a rent of £71,080 per annum. The lease is subject to five yearly rent reviews.

**Premium**

Premium offers are invited.

**Planning**

The premises benefits from Sui Generis use.

**Rateable Value**

The property is listed in the VOA business rates list as having a draft rateable value for 2026 of £50,000.

**Licensing**

The property benefits from a Premises Licence permitting the sale of alcohol between the hours of 10:00 am to 12:00 am Monday to Saturday and 10:00 am to 11.30 pm on Sunday.

**EPC**

An EPC can be provided upon request.

**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.

**Viewings**

All viewings should be arranged through sole agents Davis Coffey Lyons.