



- New Free of Tie Lease
- Enclosed Beer Garden
- Rental Offers Sought in Excess of £80,000 pa

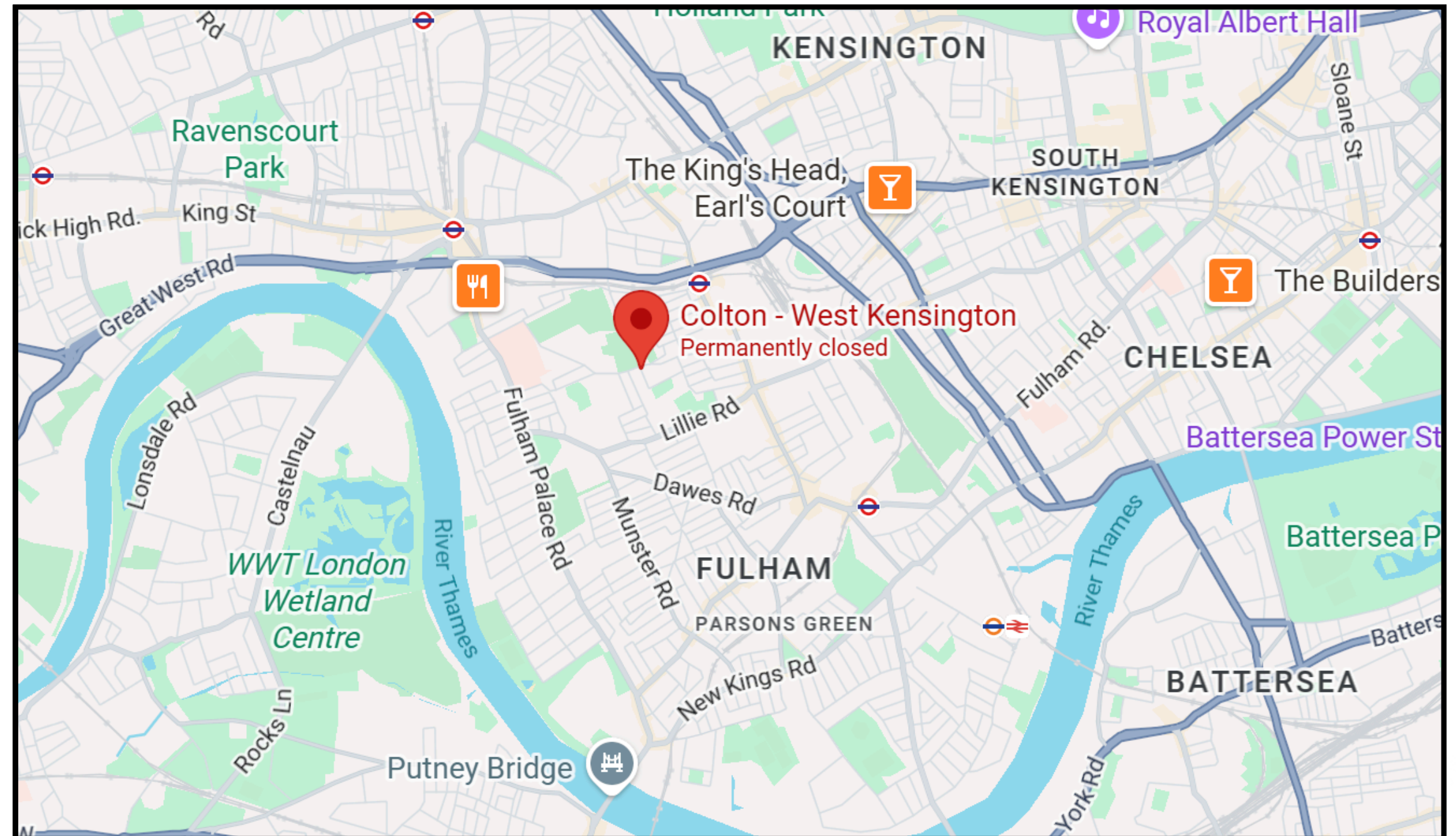
- Basement and Ground Floors
- Needs Full Refit
- Freehold Offers Invited

Location

West Kensington is an area of central London which lies approximately 3 miles west of Mayfair and the West End. Hammersmith, Fulham and Shepherds Bush surround the area.

The property is served by West Kensington and Barons Court Underground Stations, which are on the District and Picadilly Lines respectively with journey times to Westminster of around 15 minutes.

The Property is situated along Greyhound Road just south of the Queens Club, which hosts the renowned Queens tennis tournament prior to Wimbledon each year.



Description

A Victorian end-of-terrace building of traditional construction with masonry walls and parapet wall at roof level. The original front part of the Property is arranged over two storeys and has been extended twice to the rear by way of single storey additions. The front elevation is rendered and painted with timber framed sash windows and the pub signage. The rear extensions incorporate painted brick elevations and flat roofs with bi-folding doors leading out onto a rear courtyard garden.

There is no parking within the Property's demise.



The property has been fully stripped out, this is an old photograph

Accommodation

Ground Floor

At ground floor level the main entrance leads directly into the front bar area which has a single central servery.

Adjoining the rear of the bar area is the restaurant/dining accommodation which extends between the two single storey rear additions. Seating for circa 70 people.

First Floor

On the first floor is a set of unisex customer toilets together with a fully equipped trade kitchen, storage area and management office.

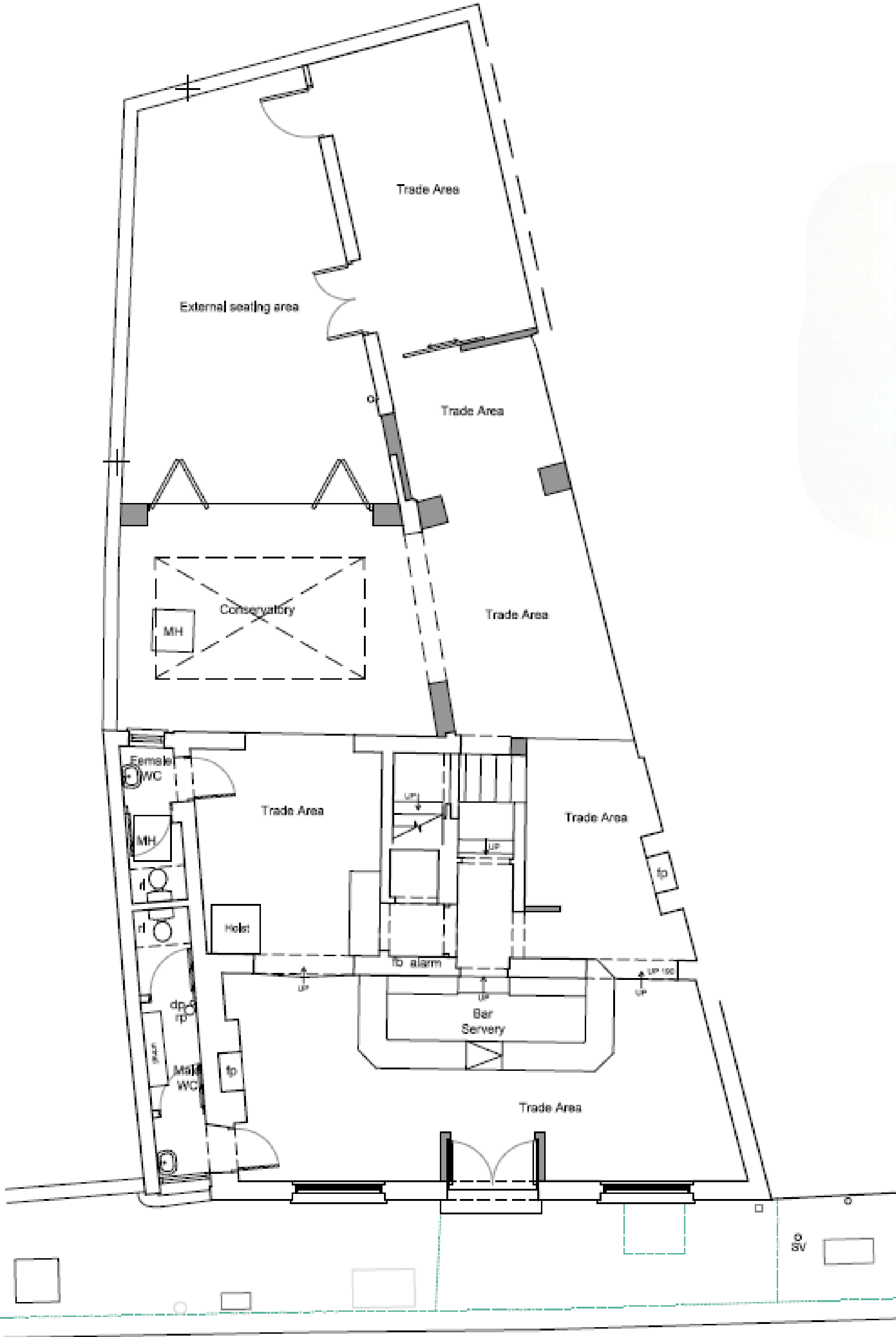
Basement

At basement level is a chilled cellar for beer kegs with barrel drop to the street at the front. This is accessed via ladder from behind the bar.

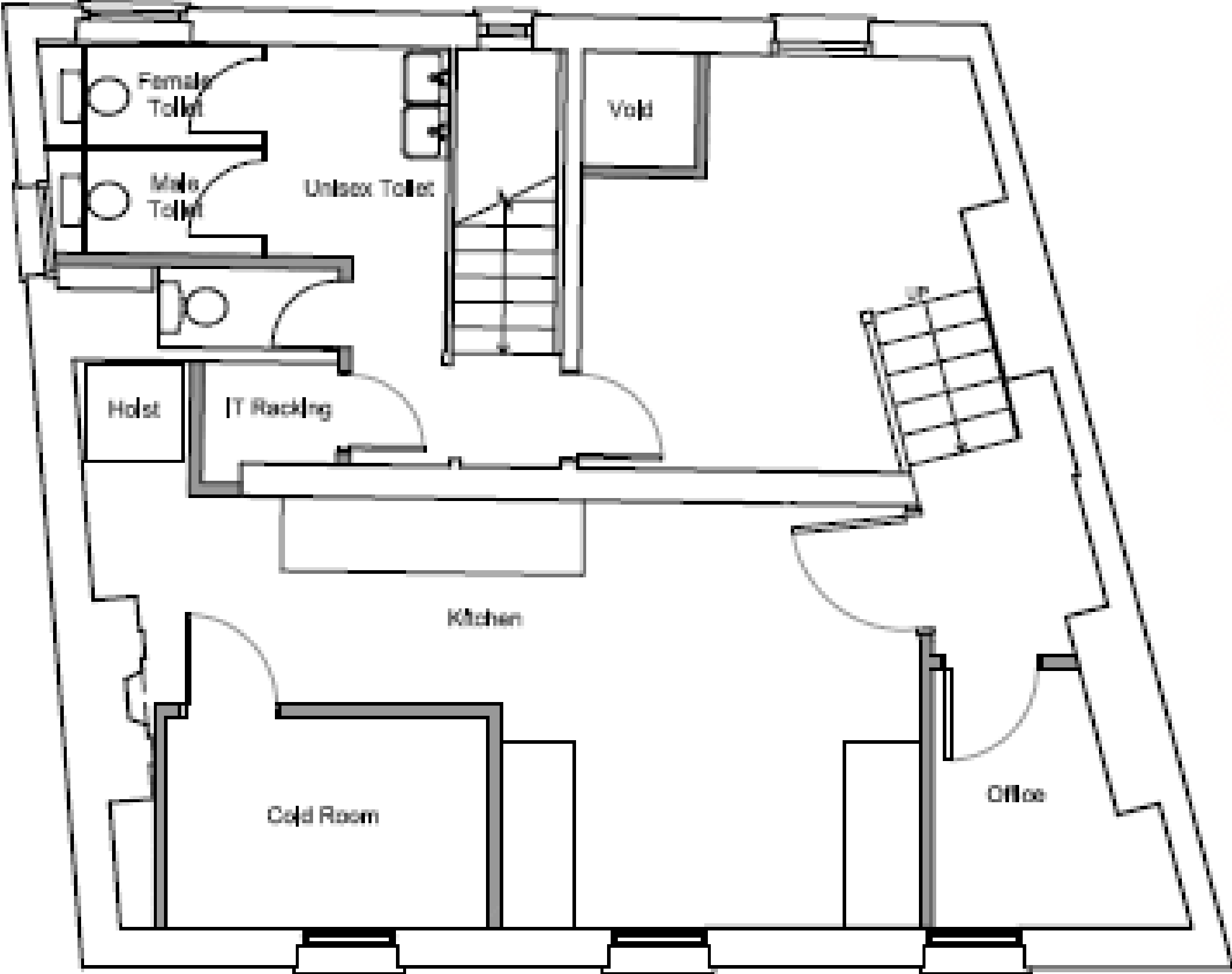
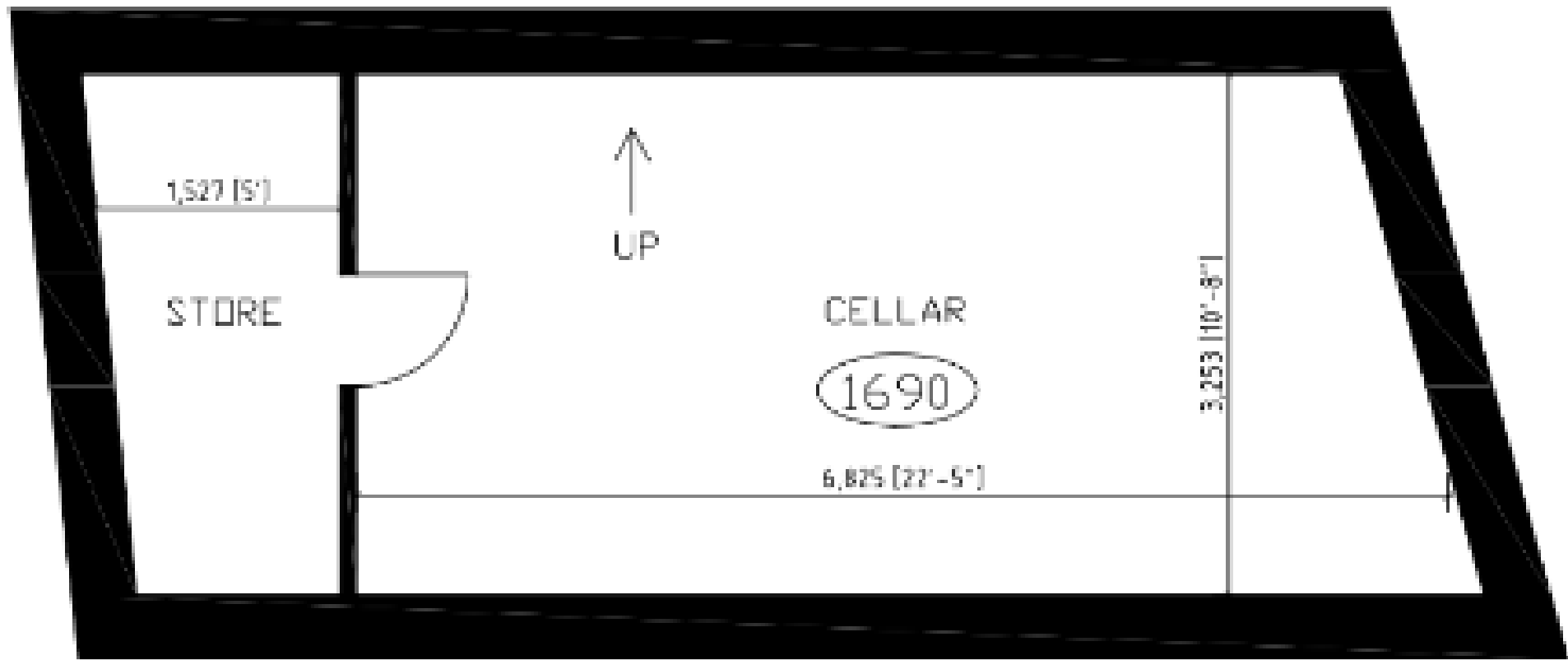
Trading Areas

Basement	200 sq ft
Ground	1,300 sq ft
First	603 sq ft
Outdoor Terrace	995 sq ft
Total	3,098 sq ft

Ground Floor Plan



Basement and First Floor Plans



Tenure

The property is available by way of an FRI 20 year Free of Tie lease, subject to five yearly rent reviews, contracted inside the security of tenure provision of the 1954 Landlord & Tenant Act Part II (as amended).

Freehold Offers Invited,

Rent

Rental offers in excess of £80,000 are being sought,

Use

The premises shall be used as a Public House within Use Class Sui Generis of the Town and Country Planning (Use Classes) Order 1987.

Premises Licence

There is a premise licence in place allowing the sale of alcohol at the following times:

Monday to Saturday	10:00am to 12:00am
Sunday	12:00pm to 11:00pm

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £37,500 as at 1 April 2026.

EPC

Is available on request. Rating D.

Legal Costs and VAT

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.



Contacts

Viewings strictly by prior appointment with sole agents Davis Coffe Lyons.

Paul Tallentyre
07900 935 362
ptallentyre@dcl.co.uk

Connie Start
07739 250 331
cstart@dcl.co.uk

