

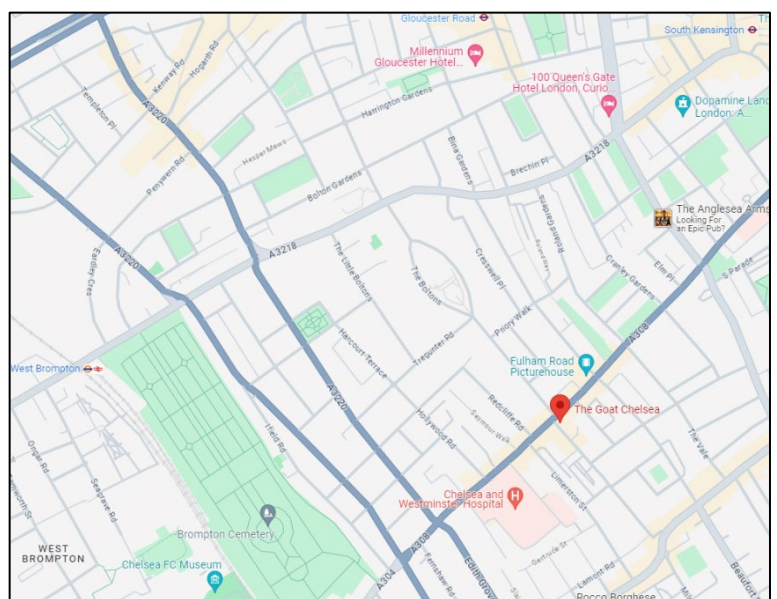


The Goat, 333 Fulham Road, London SW10 9QL

## Summary

- Free of tie late licence
- 3 floor trading area, including a mezzanine
- Substantial owner's accommodation over second and third floors
- Outside seating / smoking solution
- The property is available by way of an assignment

## Offers Invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Paul Tallentyre**  
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[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

**Location**

Situated on Fulham Road, a busy commercial pitch in the affluent Royal Borough of Kensington & Chelsea. The property occupies a prominent corner position close to Chelsea Westminster Hospital. Nearby operators on Fulham Road include Picturehouse, Gails, Sophies Steak House, Baily Sage, Gordon Ramsey, VQ and Hache.

[Google Street View](#)



**Property**

Extensive public house comprising over 6,500 sq ft of accommodation over ground, basement and 3 upper floors. Main customer trading area arranged ground and first floor with office and manager’s accommodation arranged over second and third floors. Basement comprises a beer cellar and ancillary areas.

Externally, the property benefits from an outside seating pavement license with approximately 20 covers.

The approximate gross internal area are as follows:

Floor	sq m	sq ft
Ground	144.97	1,560
Lower Ground	47.23	508
First	132.82	1,430
Mezzanine	82.77	891
Second	141.31	1,521
Third	62.87	677
<b>Total</b>	<b>611.97</b>	<b>6,587</b>

**Tenure**

Leasehold

35-year lease commencing 12 November 2009, providing approximately 20-year unexpired term. The lease is inside the security provisions of the 1954 Landlord & Tenant Act. There is a tenant only break option in 2034, exercisable with 6 months’ notice.

**Rent**

Current passing rent £190,000 per annum, subject to 5-yearly OMV reviews. The next review is due in November 2024.

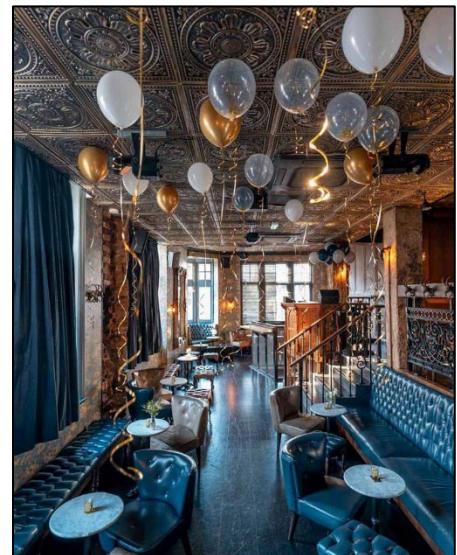
**Business Rates**

The property is listed in the VOA business rates list as having a rateable value of £174,000 as of the 2023 Listing.

**Licensing**

The Premises Licence permits the sale of alcohol from:

Monday to Thursday	08:00 to 24:00
Friday	08:00 to 01:00
Saturday	10:00 to 01:00
Sunday	10:00 to 24:00



**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.