

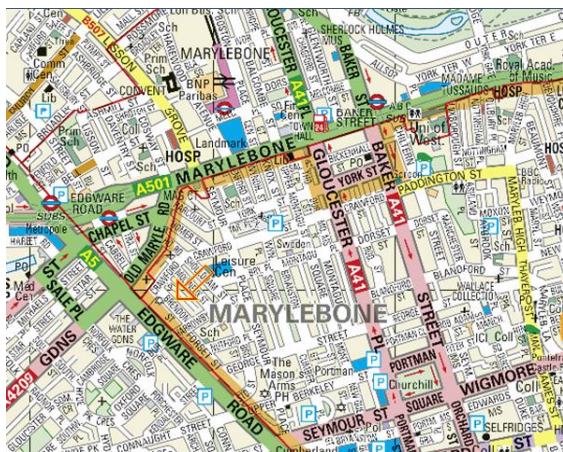
CENTRAL LONDON PUBLIC HOUSE WITH ROOMS LONDON, W1



- Mid-terrace public house located between Edgware Road and Marylebone
- Close proximity to office, hotel, casino and residential housing with Edgware Road station nearby
- Ample ground floor area (c.1,771 sq ft) with pavement seating and private yard to rear
- 5-bedroom letting accommodation over two floors with separate entrance
- Property benefits from a House In Multiple Occupation (HMO) Licence
- 100% wet sales

Leasehold £150,000

THE VICTORY, 4 BRENDON STREET, LONDON, W1H 5HE



Location

The public house is located close to the junction of Harrowby Street to the south with Crawford Place to the north. Within 1/3 mile is Edgware Road underground station with Edgware Road nearby. Marylebone is a short distance to the east of the location. The area is administered by the City of Westminster.

[For Google Streetview please click here](#)

Property

A three storey mid terrace property of brick construction under a flat roof with mainly rendered and painted elevations.

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.

Description

Ground floor open plan bar with servery with access to rear private courtyard (unlicensed). Customer WCs.

First floor comprises self-contained accommodation with 2-bedrooms, kitchen, bathroom plus office.

Second floor comprises 3-bedrooms, kitchen and bathroom. Basement cellar provides cold room and storage. The approximate internal areas are:

Ground floor	164 sq m		1,771 sq ft
First floor	86 sq m		931 sq ft
Second floor	76 sq m		823 sq ft
Basement	101 sq m		1,098 sq ft
TOTAL	427 sq m		4,623 sq ft

The Business

The Victory is currently run under management and operates as a wet-lead public house presenting an opportunity to develop food sales. The 5-bedrooms generate additional income.



Tenure

We understand the premises are held on the remainder of a 21 year FRI fully tied lease from Enterprise Inns PLC starting 06.09.2002 at a passing rent of £47,000pax with is RPI adjusted. We understand that rent reviews are every 5 years with the next in 2017. The current Rateable Value is £24,000 with rates payable around £11,200pa. Suitable security will be required in accordance with the lease terms.

Licensing

The premises licence permits activities including the sale of alcohol and regulated entertainment. Alcohol can be served Monday to Saturday 10:00-23:00 and Sunday 12:00-22:30.

Fixtures & Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

Premium

£150,000.

Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefit from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities. Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

Viewing

Via sole agents Davis Coffey Lyons. Please contact:
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Energy Performance Certificate



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