

Licensed Property Brokers & Valuers

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& CO.

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**Royal Oak,
38, New Road,
Brentford
TW8 0NU**

SOLE LETTING RIGHTS

New 20 year Free of Tie Lease

Minimum capital Requirement £ 46,200

VIEWING

This property is closed. To arrange a viewing please contact Mark Jenkins of GW Cooper on 07939 053140 or via mark@gwcooper.com.

LOCATION

The Royal Oak is located on New Road at the junction with Brook Lane, just off Ealing Road (B455) which links Great West Road (A4) to Brentford High Street/Kew Bridge Road (A315) and falls within the L B Hounslow. The local housing stock comprises of terraced housing, apartment blocks and housing association properties and the Brook Lane Business Centre is opposite. Brentford is currently being transformed with a regeneration project, which includes a Town centre redevelopment (900 new homes plus shops and leisure facilities), on the Great West Road (900 new homes plus shops and leisure facilities) bringing new private and affordable housing to the area. In addition, neighbours Brentford FC plan to move to a new stadium complex at Lionel Road (includes over 900 new homes) with the existing stadium developed to provide 70 three and four bedroom houses and a memorial garden.

THE PROPERTY

End of terrace corner sited two storey property under a pitched and tiled roof with painted rendered upper elevations with exposed ebonised beams with part painted rendered part glazed ceramic tiled lower elevation. To the rear of the property is an enclosed trade garden with covered smoking area, concreted patio with outbuilding, boiler cupboard and side gate giving access into Brook Lane South.

GROUND FLOOR

Corner bar Rectangular shaped bar with ebonised beams and windows to the front and side elevations allowing natural light, painted wood wall panelling to dado rail and a wood floor. The bar has 2 entrance doors, is approximately 28 metres square (including servery) and has access to the toilets, garden and larger bar.

Left hand Bar Larger (approximately 65 metres square, including servery) bar with central fireplace, windows to the front and wood panelled walls to dado rail. There is a single entrance door, two access doors from the kitchen and access to the garden and toilets.

Kitchen Located to the rear of the property, with access into the garden and the larger bar

Basement beer cellar with delivery flaps to ground floor

First floor Lounge, domestic kitchen, bathroom, 3 bedrooms and further bedroom/office

LICENSING

This property has the benefit of a Premises Licence issued by the local Authority, requiring a designated premises supervisor who must be the holder of a personal licence. It is licensed Monday to Sunday from am until pm for the sale of alcohol and other permitted licensed activities. A copy of the Licence is available on request from the office

RATES

The rates are payable to the LB Hounslow and the rateable value for 2015/16 is £12,500 with the rates payable in the region of £ 6,000 per annum.

TENURE

New 20 year full repairing Lease from Wellington Pub Company. Lease is free of all ties.

The guide rent is £30,000 per annum with five yearly rent reviews. Rent and Building Insurance is to be paid quarterly in advance and by direct debit

TRADE

No trade is warranted or sold

SERVICES

We are informed that the premises benefit from all mains services

DETAILS

These details have been prepared with care, but may rely to an extent upon information or opinions supplied by third parties. You are strongly advised to seek independent professional advice upon an undertaking of this type.

PROCEDURE

Applicants are required to complete a Criterion Asset Management application, provide a business plan and cashflow forecast and evidence of funding. Please contact Mark Jenkins for further information

MINIMUM CAPITAL REQUIREMENT

Applicants must have sufficient funds to cover the ingoing, repair and refurbishment costs and the minimum capital requirement is a guide to the costs that a successful applicant will incur. It comprises three months rent and building insurance in advance, the Landlord's legal fees and the working capital required to refurbish and repair the property

Energy Performance Certificate

Non-Domestic Building



Royal Oak
38 New Road
BRENTFORD
TW8 0NU

Certificate Reference Number:
0080-5040-0371-6500-5050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 101 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	254
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

64 If typical of the existing stock