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Cat & Fiddle

162 Rowan Road, West Drayton, Middlesex
UB7 7UF

To Let Nil Premium

- Free of Tie Lease Opportunity
- Three separate bars
- Trade garden and forecourt seating
- Densely populated location
- Car park

SOLE LETTING RIGHTS
REF: LA-721302

VIEWING

Strictly by appointment only through Fleurets London office on 020 7280 4700. An initial discreet viewing on a customer basis is required. Staff are unaware and should not be approached.

LOCATION

The Cat & Fiddle is located in a densely populated residential suburb of West Drayton surrounded by post war local authority and ex local authority housing which is mainly a mix of terraced and semi detached. It is situated opposite a local retail parade and school. West Drayton itself is situated approximately 1 mile north of the M4 motorway and within 2-3 miles of Heathrow Airport and Junction 15 of the M25 motorway.

DESCRIPTION

A large community style public house being a substantial post war detached building under a flat roof with part stone painted and exposed brick elevations to ground and first floor. Large forecourt seating area with paved patio style flooring and fixed picnic benches. Tarmac laid car park with space for approximately 6 vehicles. Detached double garage, enclosed lawned trade garden. Further covered seating area next to the car park.

TRADE

No trade is warranted or sold.

ACCOMMODATION

The Cat & Fiddle benefits from three good sized separate trade areas, with windows to the front and rear creating good natural light.

Ground Floor

The main trade area to the front is currently set for approximately 20 covers with a darts throw area to one side and space for a pool table. Long bar servery across to the rear.

Ladies and gentlemen's toilets to one side. Double doors leading to function room.

Function Room

Separate access from main bar and entrance to the front. Large open plan room with bar servery to one corner and double doors to trade garden.

Saloon Bar

Dual aspect windows to the front and rear. Currently set for approximately 30 covers. Separate ladies and gentlemen's toilets. Long bar servery to the internal wall.

Domestic style kitchen.

Store room.

Basement

Stairs down to storage area with delivery drop, access via car park.

Beer store.

Further storage room.

First Floor

4 double bedrooms, living room, bathroom, shower room and kitchen.

TENURE

New free of tie lease to be offered. Terms to be agreed. Guide rent £35,000.

LICENCE

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:

Sunday - Thursday 08:00am - 12:00am

Friday - Saturday 08:00am - 1:00am

Late Night Refreshment

Sunday - Thursday 11:00pm - 00:30am

Friday - Saturday 11:00pm - 01:30am

BUSINESS RATES & COUNCIL TAX

The property is in an area administered by Hillingdon Council. The VOA website shows the property has a 2017 Rateable Value of £6,300.

100% small business rates relief might apply to this property

The domestic accommodation is within Band C for council tax purposes.

SERVICES

We are informed that the premises benefit from all mains services.

PLANNING

We are informed by Hillingdon Council that this property is not a listed building and does not lie within a conservation area.

MINIMUM CAPITAL REQUIRED - £40,000

The minimum capital required is £40,000, this estimate of the cost of stock and glassware, stamp duty, one months rent and the value of the trade inventory. We also include within this figure an allowance for legal fees, stocktakers, and some additional Working Capital.

Please note this estimate does not include a cost for refurbishment.

APPLICATION PROCEDURE

Applicants are requested to complete a Criterion Asset Management application form and provide a business plan, cashflow forecast and evidence of funding prior to interview. To obtain an application form, contact Fleurets London office on 020 7280 4700.



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FURTHER INFORMATION

(i) The lessee will be responsible for a contribution of £1,200 towards the Landlord's reasonable legal costs.

(ii) All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for advice in this respect.

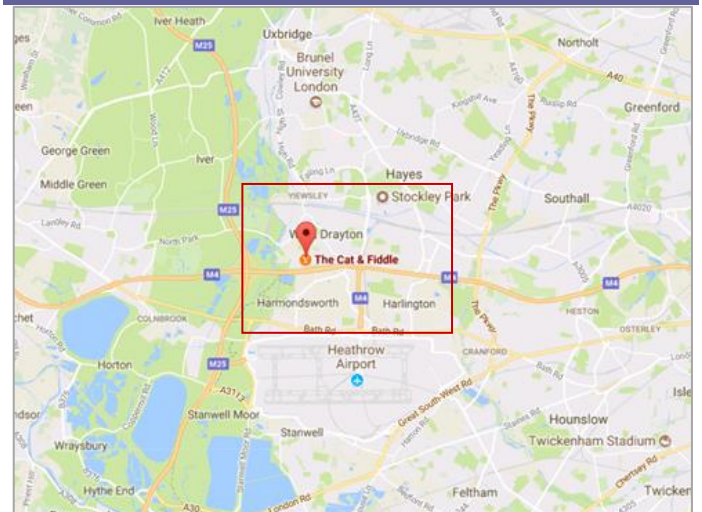
VAT

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EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

LOCATION MAP



Map Data ©2017 Google

FURTHER INFORMATION

For further information please contact: James Davies at our London office on 020 7280 4700 or email londonagency@fleurets.com.

DISCLAIMER

Fleurets Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Fleurets Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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