

AG&G



THE MASONS ARMS

665 HARROW ROAD, KENSAL GREEN, LONDON, NW10 5NU

THE MASONS ARMS

SUMMARY

FREEHOLD PUB FOR SALE

- Of interest to operators and investors
- Excellently located beside tube/rail station
- Licensed to sell alcohol until 2:00am Wednesday to Saturday
- Potential to further utilise upper parts

[Link to Masons Arms Video Tour](#)

FREEHOLD WITH VACANT POSSESSION

**OFFERS INVITED IN THE REGION OF
£1.75 million + VAT**

SUBJECT TO CONTRACT

Sole Selling Rights

LONF665

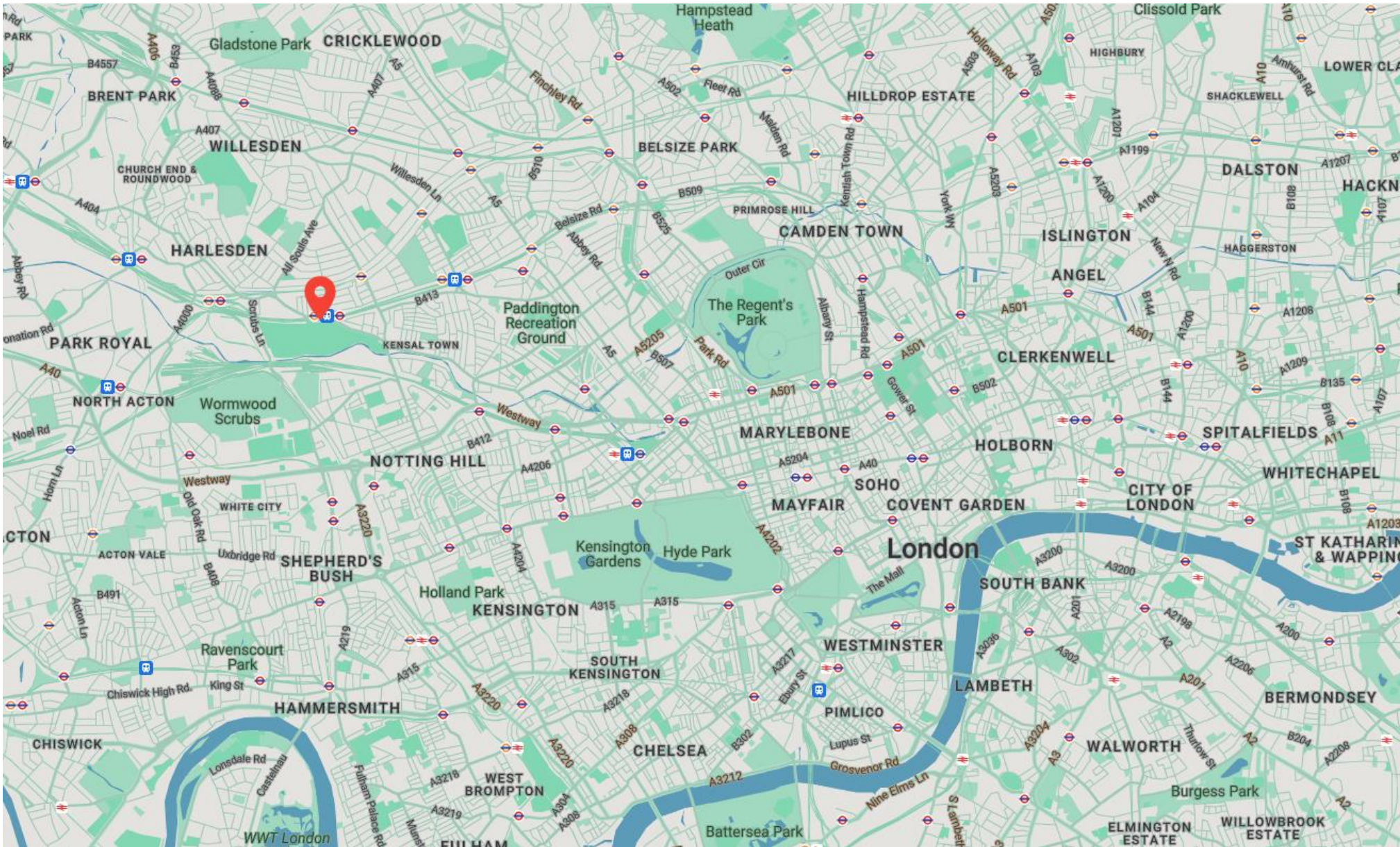


LOCATION

Fronting the busy Harrow Road in the popular residential district of Kensal Rise. Excellent train and tube links provided by Kensal Green station opposite.

The local area has seen significant residential value growth in recent years, reflective of its proximity to the nearby amenities of both Westfield London and Notting Hill Gate. In addition, the train / tube links provide easy access to central, north and south west London.

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All maps provided are not to scale and are provided for indicative purposes only.

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DESCRIPTION

A landmark end of terrace three storey property above basement, of late Victorian style, with various period features beneath a mansard roof. Internally the pub trades on two levels. Small yard to side and rear.

The approximate floor areas are as follows:-

Ground floor	2,314 sq ft	215 sq m
Basement	1,380 sq ft	128 sq m
First floor	1,821 sq ft	169 sq m
Second	1,276 sq ft	118 sq m
Total	6,791 sq ft	630 sq m
Site Area	3,659 sq ft	340 sq m

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Internally the pub is set out as follows:-

Basement

Cellarage and storage. Managers' office.

Ground floor

Open plan bar area with a high presence of exposed, stained timber features and central bar counter. Excellent levels of natural daylight throughout. The bar is presently set up for circa 70 seated covers. Ladies, Gents and disabled toilets. Two staircases to upper parts including one for customers.

First floor

Functions room with exposed timber floor and excellent floor to ceiling height. Access to small balcony with timber decking. Gents' toilet.

Commercial kitchen and prep area and including hoist to ground floor.

Second floor

Managers flat including four double bedrooms and bathroom / dining room.

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SERVICES

We are advised that the property is connected to all mains services.

LICENSING

From informal enquiry of the London Borough of Brent Council, it is understood that the property has a Premises Licence permitting the sale of alcohol Sunday to Tuesday from 10:00am until 1:00am and Wednesday and Saturday from 10:00am until 2:00am.

PLANNING

We have been advised that the property is neither statutory listed nor situated in a conservation area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

EPC

An EPC will be made available to interested parties shortly.

RATING ASSESSMENT

The property is listed as a Public House & Premises and has a rateable value of £75,500 with effect from April 2023.

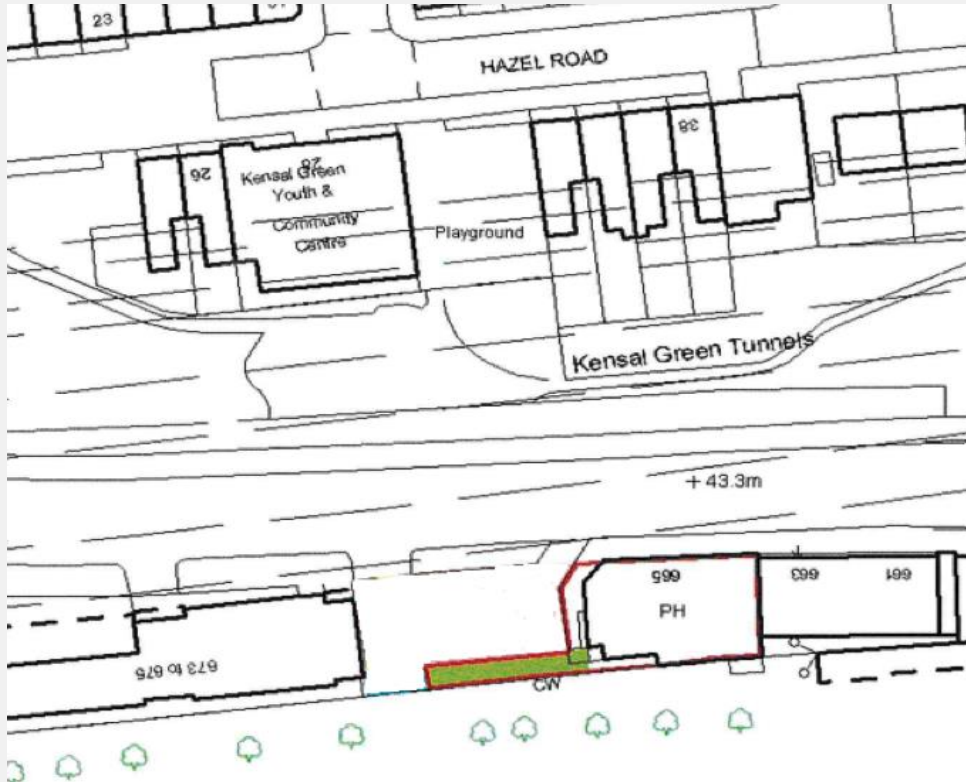
BASIS OF SALE

Inviting unconditional offers for the freehold interest with vacant possession upon completion.
Guide price £1.75 million + VAT.

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SITE PLAN



The demise equates to all land and buildings shown within the red boundary line.

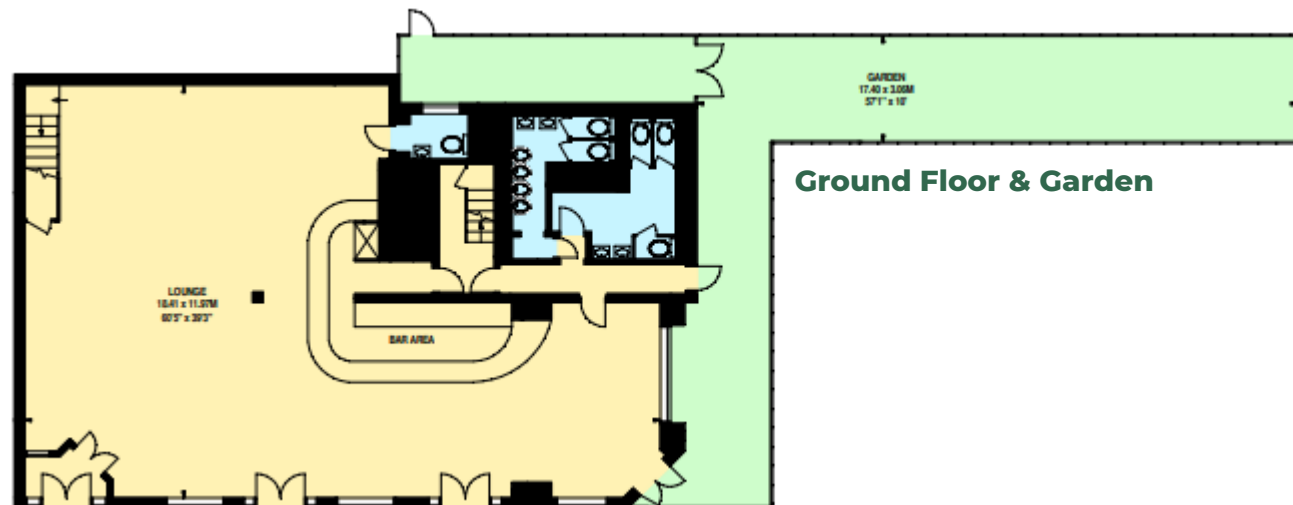
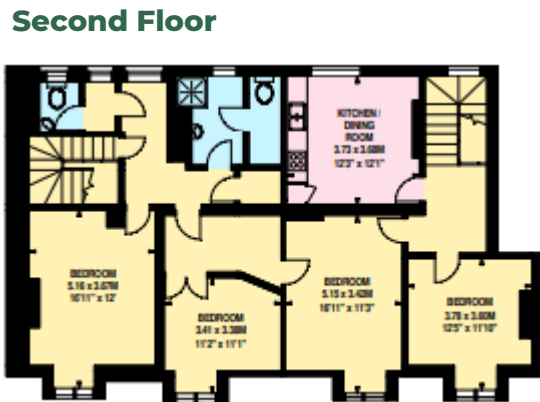
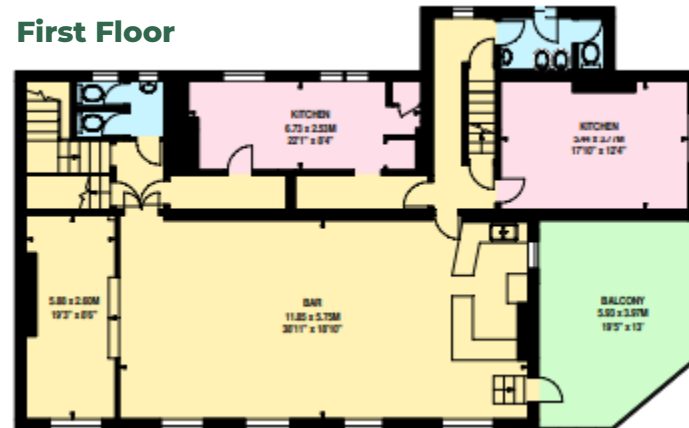
The above site plan is not to scale and is provided for indicative purposes only (source Promap).

All red lines drawn are provided for indicative purposes only.

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THE MASONS ARMS FLOOR PLANS



The above plans are not to scale and is provided for indicative purposes only. .

VIEWINGS & FURTHER INFORMATION

A customer inspection is encouraged. Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances.

PLEASE CONTACT:

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The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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