

# THE AERONAUT

264 HIGH STREET, ACTON, LONDON W3 9BH

FREE OF TIE PUB IN THE DESIRABLE WEST LONDON SUBURB OF ACTON



TRUMAN HANBURY BUXTON

AERONAUT



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## HIGHLIGHTS INCLUDE:



Prime location in Central Acton



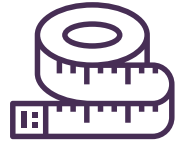
Close proximity to Acton Town, Acton Mainline and Acton Central Underground and Overground stations



Located opposite mixed-use development scheme 'Ark Soane' comprising 116 new residential units



Ground floor trade areas with circa 126 covers



Gross Internal Area of 949.8 sq m (10,224 sq ft)



Extensive rear trade garden circa 250 covers



Held on lease expiring on 5th August 2043 at a rent of £154,619 per annum



Free of tie lease



Extensive private accommodation over first and second floors



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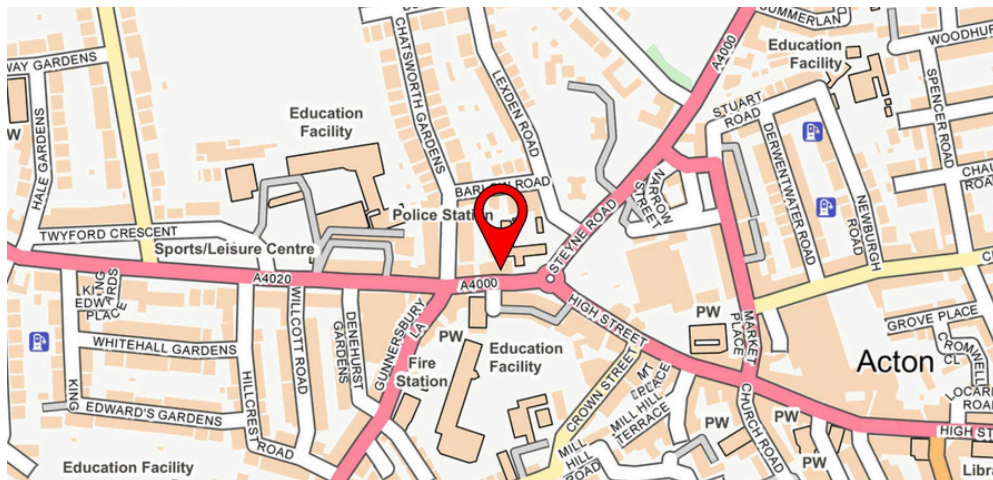
## LOCATION

Acton is a desirable west London suburb, which is becoming especially popular with commuters given the recently improved transport links. It's proximity to central London and popular neighbouring areas such as Ealing, Chiswick and Shepherds Bush make it attractive to both locals and visitors alike.

The pub is located in central Acton fronting the Uxbridge Road (A4020) and is well connected to nearby underground stations Acton Town (District and Piccadilly Lines), Acton Main Line (Elizabeth Line) and to Acton Central (London Overground).

## DESCRIPTION

The Aeronaut is an iconic three storey red brick building with a stone façade and painted elevations beneath a pitched tiled roof with a single storey extension to one side. The pub is significant in size with a large external offering and hosts regular events such as a live circus as well as themed brunches, attracting a wide audience.



## ACCOMMODATION

The pub is laid out over basement, ground, first and second floor levels.

**Basement** - The basement provides the beer cellar, wine storage, dry store and an office.

**Ground Floor** - The ground floor provides an open plan trading area with L-shaped bar servery accommodating approximately 56 customers seated, two sets of customer WC's including an accessible WC and a commercial trade kitchen with wash/prep area. There is also a function room with a dedicated bar servery, DJ Booth and raised seating areas to either side of the room accommodating approximately 70 customers seated.

**First Floor** - The first floor provides a bedroom, bathroom, store room, office, two self-contained bedrooms and a self contained manager's flat comprising a bedroom, lounge/kitchenette and bathroom.

**Second Floor** - The second floor provides further accommodation comprising five rooms and communal facilities comprising a kitchen and shower/toilet facilities.

**External Areas** - The external areas provide a large beer garden with dedicated bar servery to the rear for approximately 256 covers seated on loose tables, chairs and fixed booth seating. There is an external staircase to the rear which provides access to the private accommodation and leads to a fenced private patio area.

## FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Basement	164.7	1,773
Ground Floor	519.6	5,593
First Floor	152.3	1,640
Second Floor	113.1	1,218
Total	949.8	10,224



## FIXTURES & FITTINGS

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock can be purchased on the day of completion at valuation.

## PLANNING

The property is not Listed however is located within the Acton Town Centre Conservation Area and is a Local Heritage Asset.

## EPC

B-49.





## **RATEABLE VALUE**

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2023 Rateable Value - £122,000

## **PREMISES LICENCE**

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The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol at the following times:

Friday and Saturday - 10:00 to 01:30

Sunday-Thursday - 10:00 to 01:00

## **TENURE**

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The property is held leasehold (Title Number AGL290683).

## **LEASE SUMMARY**

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The Property is currently let on a free of tie lease until 5th August 2043 at a passing rent of £154,619 per annum. The rent is reviewed annually to the Retail Price Index with a 1% collar and 3% cap.

## **TERMS**

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Offers are invited for the benefit of the leasehold interest and fixtures and fittings. VAT may be applicable on the purchase price.

## **VIEWINGS**

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All viewings must be made by prior appointment via the sole selling agents Savills. The property is currently trading and under no circumstances should any direct approach be made to any staff.

## **MONEY LAUNDERING**

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Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

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