

KINGS HEAD

1 ROEHAMPTON HIGH STREET, LONDON SW15 4HL

**SUBSTANTIAL FREEHOLD PUBLIC HOUSE IN ROEHAMPTON
AVAILABLE FOR SALE FREEHOLD**

savills



KING'S HEAD

KINGS HEAD, 1 ROEHAMPTON HIGH STREET, LONDON SW15 4HL

HIGHLIGHTS INCLUDE:



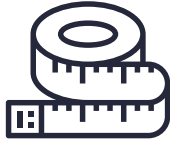
Located on Roehampton's High Street



Proximity to Barnes and Putney train stations in addition to the A3 providing easy access to central London and the M25



Fully fitted public house with approximately 143 covers at ground floor



Total Gross Internal Area of approximately 4,805 sq ft



Includes a two-bedroom staff accommodation at first floor and a separate two-bedroom staff flat



Premises Licence permitting the sale of alcohol until midnight daily



Car parking for 11 vehicles which is extremely rare within Greater London



Large external trade area for approximately 180 covers



We are instructed to invite offers in excess of £1,750,000 plus VAT, if applicable.



KINGS HEAD, 1 ROEHAMPTON HIGH STREET, LONDON SW15 4HL

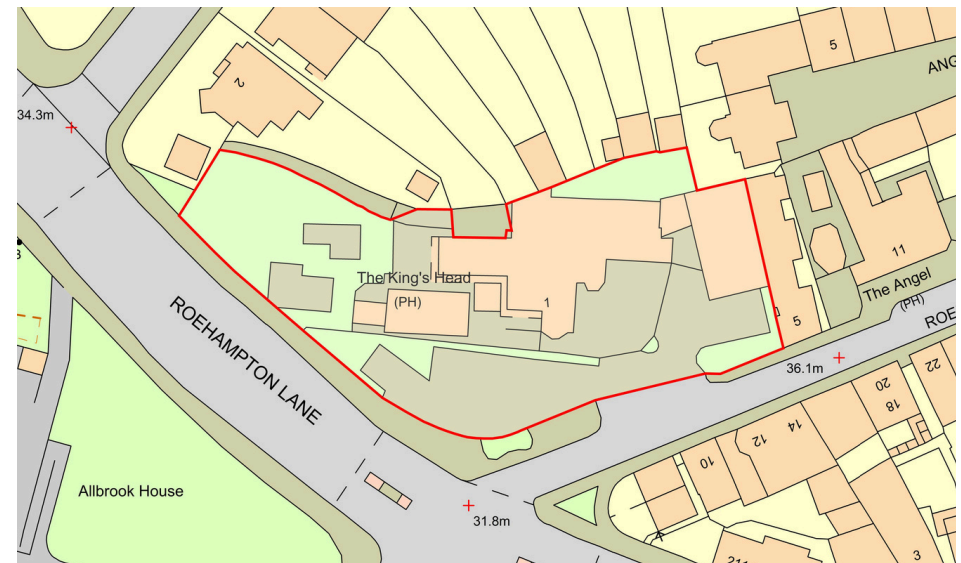
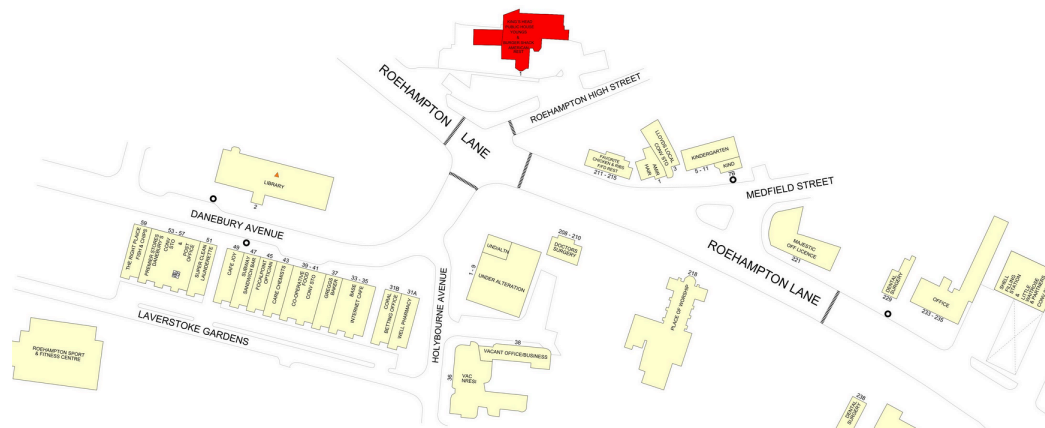
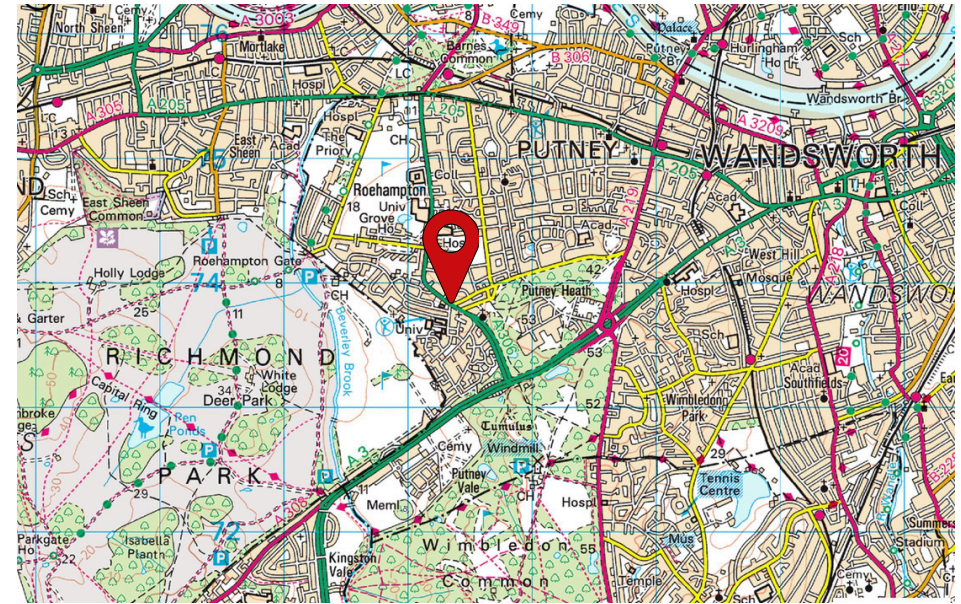
LOCATION

The Kings Head is located in the centre of Roehampton, a busy and well-connected district of South West London situated between Putney to the north and Wimbledon to the east. The property occupies a prominent position on Roehampton High Street, it is within easy reach of Barnes and Putney railway stations, providing direct services into central London.

Nearby occupiers include a mix of independent cafés, restaurants and convenience stores, as well as national operators such as Boots and Co-op Food. The property also benefits from its proximity to the University of Roehampton and Richmond Park, one of London's largest open green spaces.

DESCRIPTION

The property comprises a prominent detached public house arranged over two storeys with painted brick and weatherboard elevations beneath a combination of pitched tiled and slate roofs. The building features bay windows to the front, timber-framed sash windows throughout, and a arched entranceway. To the right of the main entrance, there is a separate building providing further staff accommodation.



ACCOMMODATION

Ground Floor - The main trading area includes a central bar servery with a mix of fixed bench seating, loose tables, and chairs. Total internal seating is approximately 143 covers. A catering kitchen is positioned to the rear of the bar, along with wash up area, a chemical store, walk-in fridge/freezer and a manager's office. A disabled WC is also located on this level.

In addition there is a separately accessed 2 bed staff flat, a beer cellar, bottle store including spirit storage and additional store rooms. There is also a disused basement.

First Floor – Provides a staff area including a staff room with WC, cleaning store and plant room. There is also a staff flat comprising a kitchen, living room, two bedrooms and a bathroom. The ladies' and gents' customer WC's are also at this level.

Externally – Large terrace and beer garden provide seating for approximately 180 covers. There is also a separate Burger Shack, together with 9 standard parking spaces and 2 accessible spaces.

PREMISES LICENCE

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:

- Monday to Sunday: 10:00 - 00:00

APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas. Purchasers are advised to undertake their own measured survey prior to purchase.

Floor	Sq M	Sq Ft
Ground Floor	321.71	3,463
First	124.64	1,342
Total	446.35	4,805



PLANNING

The property is a Grade II listed building (ref: 1300007) and situated within the Roehampton Village Conservation Area. It is not located within a designated Flood Zone.

EPC

EPC in the course of preparation.

RATEABLE VALUE

2023 Rateable Value - £52,100.

TENURE

The property is held freehold (Title Number SGL66478).

VAT

Please note that VAT, if applicable, will be payable in addition to the purchase price.

VIEWINGS

Please note that all viewings must be made by prior appointment via Savills. Under no circumstances should any direct approach be made to any of their staff.

MONEY LAUNDERING

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

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

TERMS

We are instructed to invite offers in excess of £1,750,000 plus VAT, if applicable.



KINGS HEAD, 1 ROEHAMPTON HIGH STREET, LONDON SW15 4HL

savills

KINGS HEAD, 1 ROEHAMPTON HIGH STREET, LONDON SW15 4HL



PAUL BREEN

Tel: 07767 873353
pbreen@savills.com

HARRY HEFFER

Tel: 07929 085103
harry.heffer@savills.com

