

PAPERMAKERS ARMS

57 RODEN STREET, ILFORD, IG1 2AA

FREEHOLD PUBLIC HOUSE IN EAST LONDON FOR SALE WITH VACANT POSSESSION



savills



THE PAPERMAKERS ARMS

Always a
WARM
Welcome
— — — — —
TRADITIONAL
Pub Games
— — — — —
LIVE SPORTS
IN FULL HD
— — — — —
FULL RANGE OF BEERS,
CIGARS,
Wines and Spirits



HIGHLIGHTS INCLUDE:

- Freehold public house in Ilford for sale with vacant possession
- Locally listed
- Located 300 metres from Ilford Station (Elizabeth Line)
- Planning permission granted on the adjoining site (Known as Chapel Place) currently occupied by Sainsbury's for 860 residential dwellings, retail and further commercial space
- Extensive private accommodation comprising six bedrooms on upper floors
- Arranged over ground, basement and two upper floors extending to 3,937 sq ft
- Offers are invited in excess of £750,000 + VAT

LOCATION

The property is located in the London Borough of Redbridge in the East London town of Ilford, 4.0 miles (6.0 kilometres) east of Stratford and 6.3 miles (10.0 miles) west of Romford. The Papermakers is situated at the intersection between Roden Street and Riverdene Road in a mixed residential and commercial area with the adjacent Sainsbury's forming part of a large scale proposed redevelopment site. Public transport community are excellent with Ilford Station 300 metres to the north offering overground and Elizabeth Line services.

DESCRIPTION

The Papermakers Arms is a three storey detached property of brick construction beneath a pitched tiled roof with extensions to the rear. The property sits on a plot extending to 0.048 acres.

LINKS

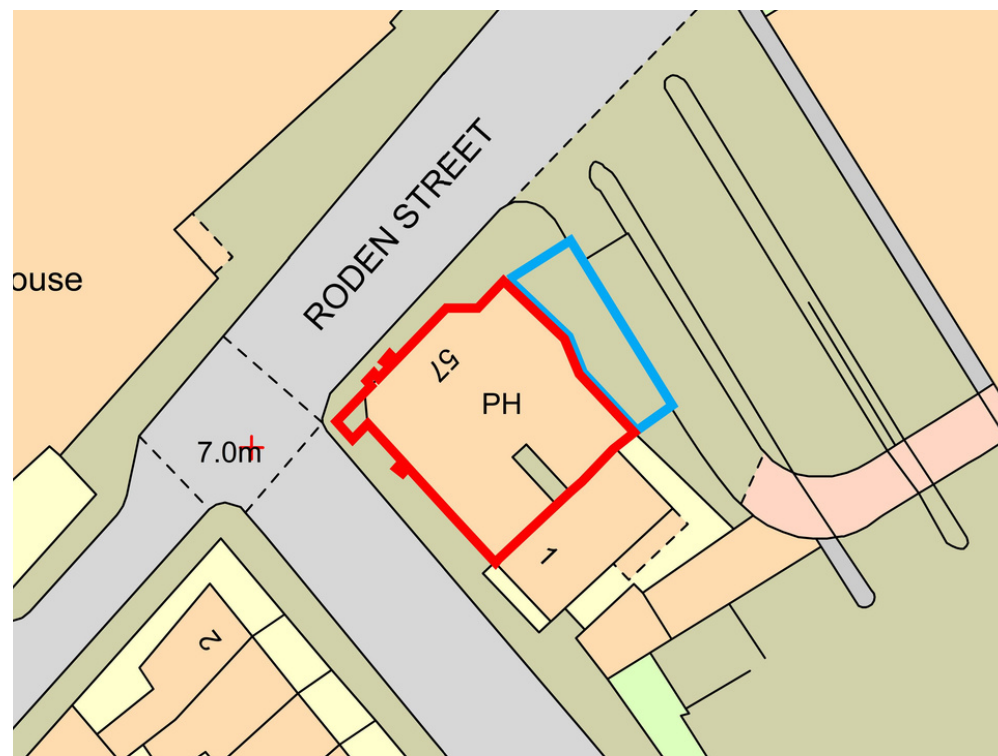
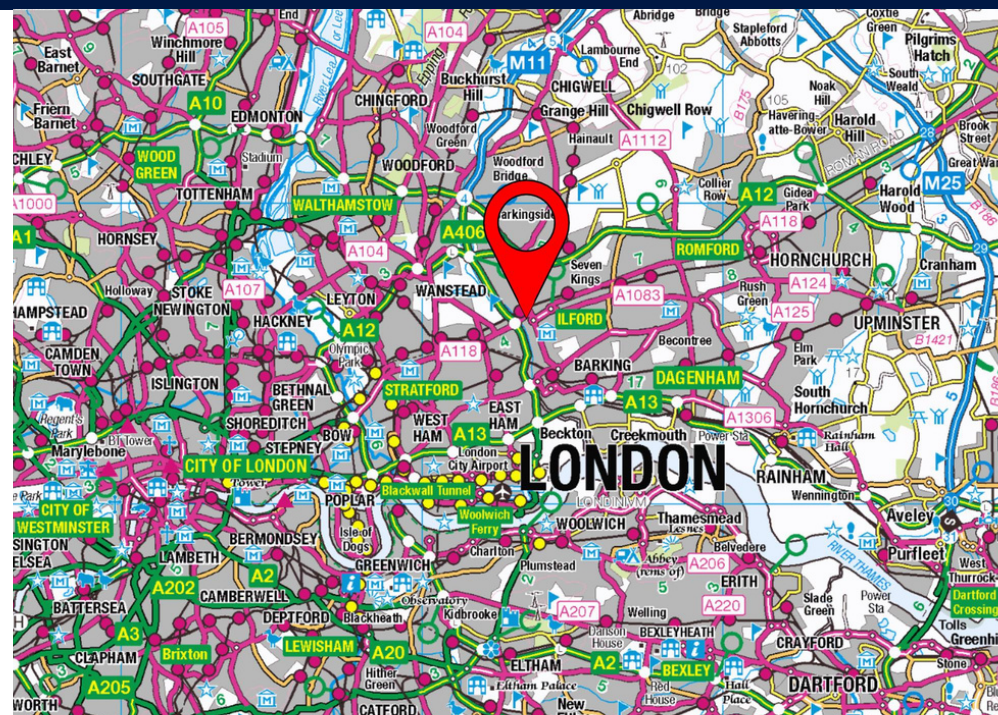
LOCATION



STREET VIEW



VIRTUAL TOUR



ACCOMMODATION

- Basement** The basement provides cellar and stores.
- Ground Floor** The ground floor comprises a central bar servery with open plan trading area and seating on loose tables and chairs for approximately 50 customers. Ancillary areas comprise customer WC's.
- First Floor** The first floor comprises two bedrooms, WC, domestic kitchen and commercial kitchen.
- Second Floor** The second floor comprises a further four bedrooms, shower room and WC.
- Externally** There is a beer garden to the side of the pub with seating for 40 customers.

TENURE

Freehold (Title Number EGL305588) as outlined in red on the above Promap. The area outlined in blue is not within our client's freehold ownership however, it has been used by the pub as an external trade terrace for a number of years.

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 under the following hours:

- Sunday - Thursday: 10:00 - 00:00
- Friday - Saturday: 10:00 - 01:00

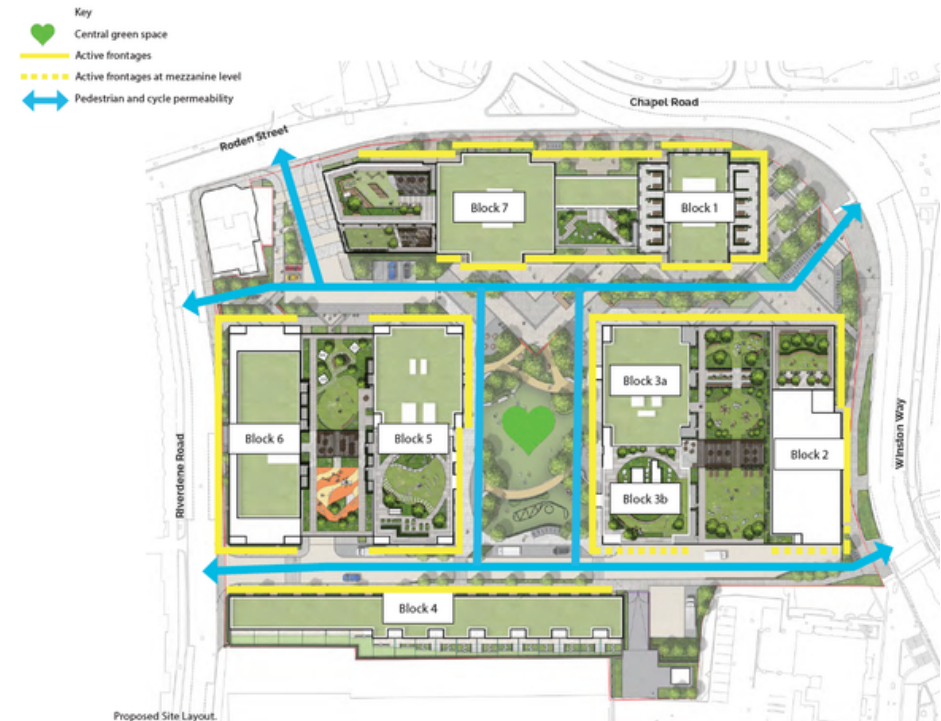




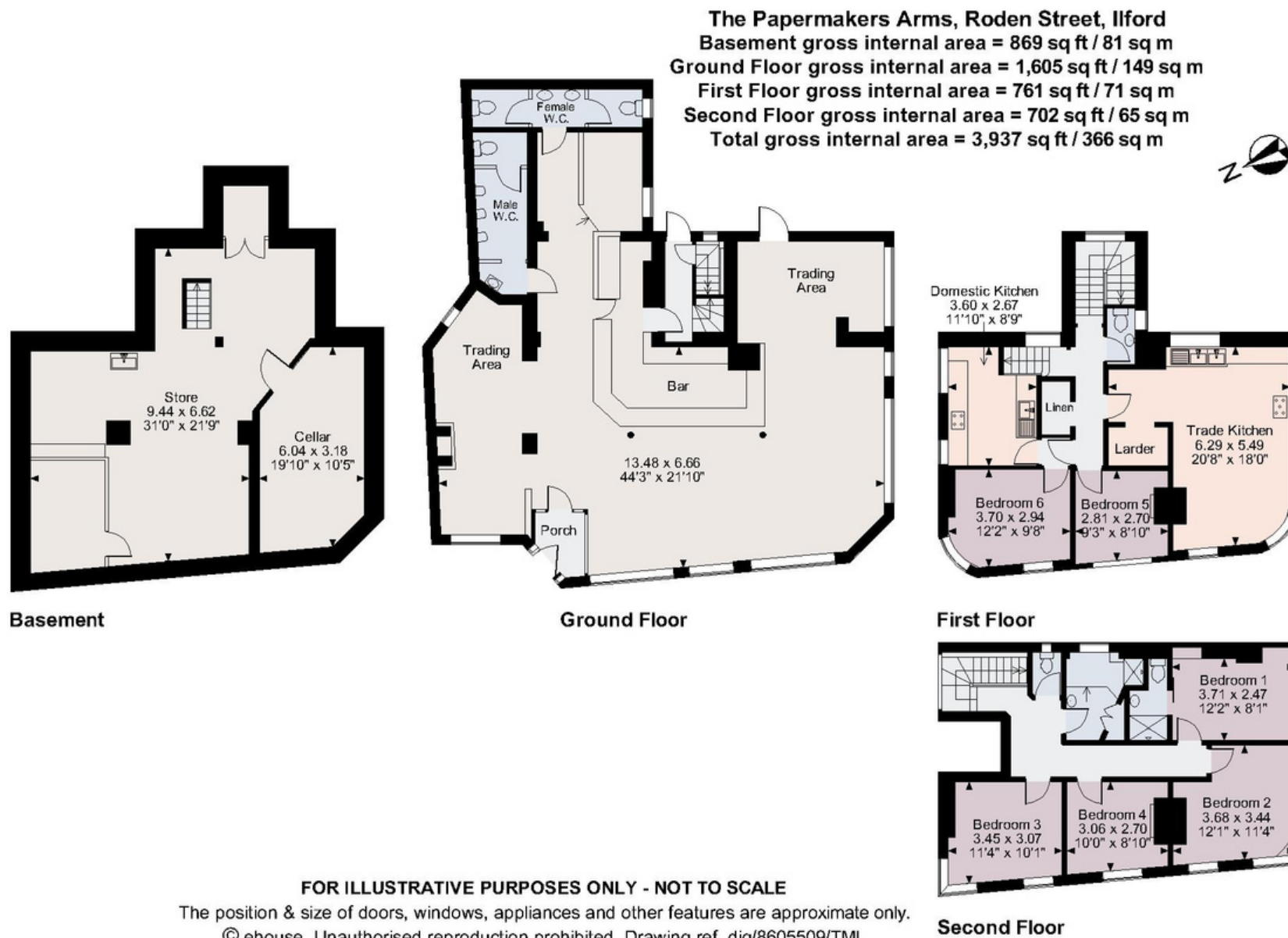
TENURE

Planning permission has been granted for a residential-led mixed-use development scheme on the adjoining 4.6-acre parcel of land currently occupied by Sainsbury's known as Chapel Place. The consented development comprises 860 residential dwellings which includes student accommodation, flexible commercial space, retail space and a central green public space. The Papermakers Arms is located on the corner of the proposed site fronting Roden Street and Riverdene Road.

Further information is available on the Redbridge Council [Website](#) (Planning Application number 2327/22).



FLOOR PLAN



PLANNING

The building is Locally Listed but not situated within a conservation area. The property is located within Flood Zone 1 (Lowest Risk).

EPC

C - 74

RATEABLE VALUE

£11,000.

TERMS

Offers in excess of £750,000, plus VAT, are invited for our clients freehold interest with vacant possession on completion.

VAT

The property is elected for VAT which will be chargeable in addition to the purchase price.

FIXTURES & FITTINGS

The fixtures and fittings may be available by way of a separate negotiation.



PHOTOGRAPHY

Please note the photography and virtual tour were completed in 2024 so may not reflect the pubs current condition.

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any approach be made to any of the tenants staff.

CONTACT

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