

# Lot 1

474–476 Fulham Road, Fulham,  
London SW6 1BY

**\*Guide: £3,250,000+**  
12,369 sq ft Vacant Public House in the heart of Fulham  
with Potential Residential Development  
4 week completion



## SITUATION

Located at the busy intersection with Fulham Broadway and Harwood Road, adjacent to the recently renovated **Wetherspoons Pub** and amongst numerous hospitality operators and retailers including **Five Guys**, **Gail's**, **Taco Bell** and the **Fulham Broadway Retail Centre** which houses **Sainsbury's**, **Starbucks** and **Pret a Manger**.

Fulham Broadway Underground Station (District Line) is only approx. 100 yards away and **Chelsea's Stamford Bridge Football Stadium** is less than ¼ mile distant.

Fulham is an affluent and sought after area of south-west London between Chelsea and Putney located approx. 4 miles from Central London.

## PROPERTY

An attractive late-Victorian building comprising **a former Public House and Private Members Club** on ground floor, basement/cellar, first, second and third floors.

The property also includes an external area **at the rear of the ground floor, a terrace on first and second floors and an expansive roof terrace on the third floor**.

In addition to the entrance to the ground floor public house, the property includes two further front entrances, one leading directly to the first, second and third/roof terrace floors and one leading to just the first and second floors.

## Vacant Former Pub & Private Members Club with Development Potential

The Surveyors dealing with this property are  
**Jonathan Ross and Steven Grossman**

### Vendor's Solicitors

Solomon Taylor & Shaw  
Tel: 020 7431 1912 Ref: Scott Atkinson  
Email: [scott@solts.co.uk](mailto:scott@solts.co.uk)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## ACCOMMODATION

### Internal:

#### Ground Floor

##### Former Public House

|                |                               |
|----------------|-------------------------------|
| Gross Frontage | 63'8"                         |
| Built Depth    | 59'11"                        |
| GIA            | Approx. 3,123 sq ft incl. WCs |

#### Basement/Cellar

|     |                     |
|-----|---------------------|
| GIA | Approx. 2,034 sq ft |
|-----|---------------------|

#### First Floor

##### Former Bar & Restaurant

|     |                               |
|-----|-------------------------------|
| GIA | Approx. 2,440 sq ft incl. WCs |
|-----|-------------------------------|

#### Second Floor

##### Former Member's Club

|     |                               |
|-----|-------------------------------|
| GIA | Approx. 1,737 sq ft incl. WCs |
|-----|-------------------------------|

#### Third Floor

|     |                   |
|-----|-------------------|
| GIA | Approx. 121 sq ft |
|-----|-------------------|

|                  |                            |
|------------------|----------------------------|
| <b>Total GIA</b> | <b>Approx. 9,455 sq ft</b> |
|------------------|----------------------------|

### External:

#### Rear Ground Floor Beer Garden & Corridor

|      |                   |
|------|-------------------|
| Area | Approx. 440 sq ft |
|------|-------------------|

#### Rear First Floor Terrace & Flat Roof

|      |                   |
|------|-------------------|
| Area | Approx. 714 sq ft |
|------|-------------------|

#### Rear Second Floor Terrace & Flat Roof

|      |                   |
|------|-------------------|
| Area | Approx. 612 sq ft |
|------|-------------------|

#### Third Floor Roof Terrace & Flat Roof

|      |                     |
|------|---------------------|
| Area | Approx. 1,148 sq ft |
|------|---------------------|

|                            |                            |
|----------------------------|----------------------------|
| <b>Total External Area</b> | <b>Approx. 2,914 sq ft</b> |
|----------------------------|----------------------------|

#### Total of Internal &

|                       |                             |
|-----------------------|-----------------------------|
| <b>External Areas</b> | <b>Approx. 12,369 sq ft</b> |
|-----------------------|-----------------------------|

VAT is applicable to this Lot

**FREEHOLD offered with VACANT POSSESSION**

### DEVELOPMENT POTENTIAL

The upper floors have clear potential to convert to high quality residential apartments with the added benefit of incorporating the three external terraces, subject to obtaining the necessary consents.

In addition, the ground floor former pub has potential for alternative uses such as a Childrens' Day Nursery and other leisure/hospitality related uses.

**Note 1: The property is in the Walham Green Conservation Area and is on the London Borough of Hammersmith and Fulham's Local Register of Buildings of Merit.**

**Note 2: Until a few months ago, the property was let at £497,500 per annum.**

**Note 3: The ground floor former pub currently has a Late Licence until 1am and the second floor private members club currently has a Late Licence until 2am – refer to the Special Conditions in the Legal Pack.**

**Note 4: Refer to the Auctioneers for the floor plans and video tour of the property.**



Photo taken when occupied



Photo of ground floor when occupied

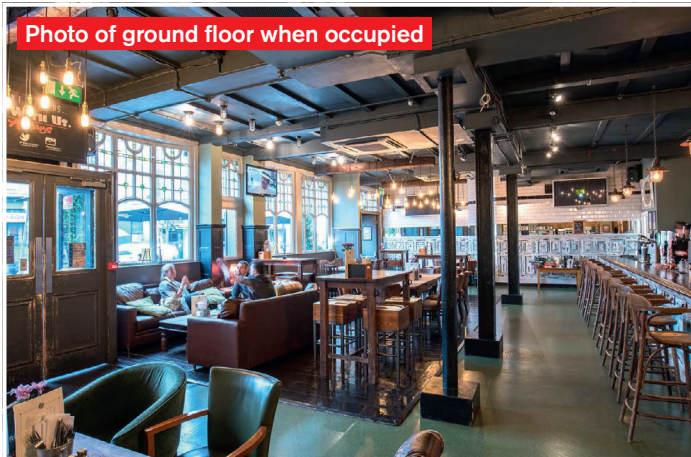


Photo of first floor when occupied

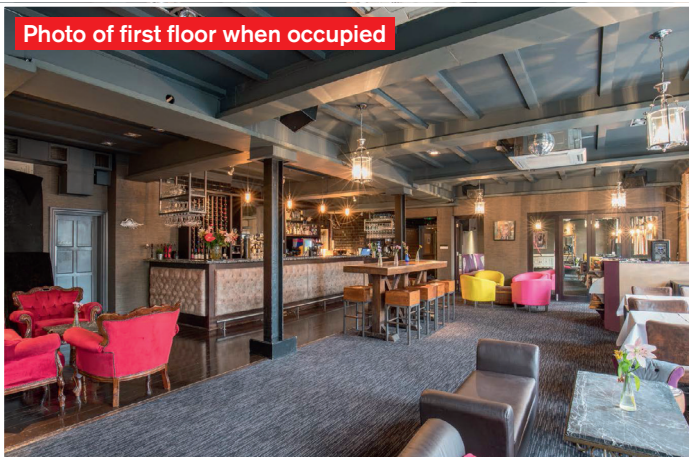


Photo of rear beer garden when occupied



Photo of third floor roof terrace when occupied



