

BELUSHI'S

28 HAMMERSMITH BROADWAY, LONDON W6 7AB

**SUBSTANTIAL FREEHOLD PUBLIC HOUSE & HOSTEL IN PRIME CENTRAL HAMMERSMITH
LOCATION AVAILABLE FOR SALE**

CONFIDENTIALLY AVAILABLE - STAFF UNAWARE

savills



FMW law
fmwlaw.co.uk
020 3012 1482

RESTAURANT

al-restaurant.com

BURGERS | DRINKS | SPORTS | MUSIC

ST CHRISTOPHER'S INN

Beal's

HAPPY HOUR HUSTLE
£5 ALL DRINKS
12-3PM MON-FRI

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HIGHLIGHTS INCLUDE:



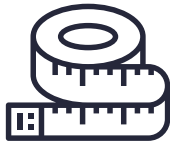
Prime central
Hammersmith location



Immediate proximity to Hammersmith's
two Underground stations



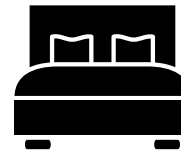
Fully fitted public house with circa
80 covers at ground floor



Total Gross Internal Area of
approximately 10,615 sq ft



Prominent Grade II listed
trophy building



Hostel accommodation on the
upper floors with 13 rooms
providing a total of 108 beds in
addition to staff quarters



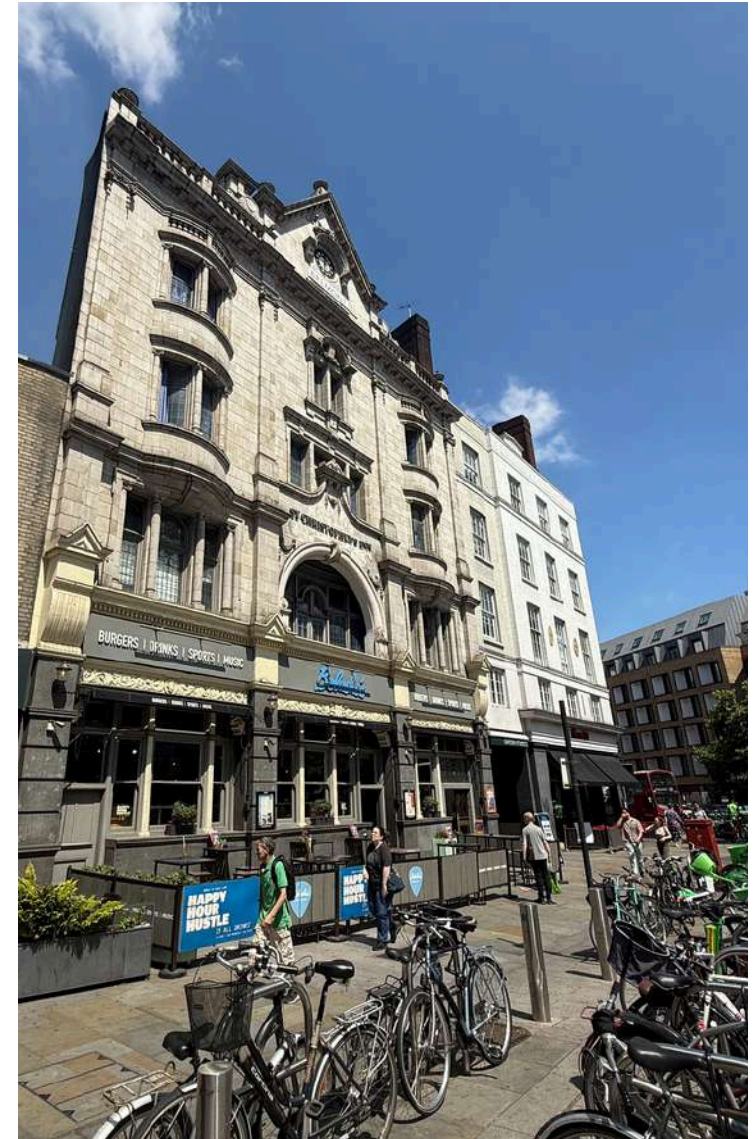
Late Licence with a terminal hour of
2am Tuesday to Sunday



External terrace to the front of
the property held by way of a
pavement licence



Offers in excess of £6 million are
invited for the benefit of the freehold
with vacant possession



ACCOMMODATION

Ground Floor - The ground floor provides an open plan trading area with bar servery to one side. This area is laid out with a mix of fixed bench seating, loose tables and chairs for circa 80 covers. A hostel reception desk and accessible WC are also provided at this level.

Basement – Comprises beer cellar and various store rooms areas, alongside customer WCs, an area with customer lockers for hostel guests and a manager’s office.

First Floor – Accommodates ancillary facilities including a commercial kitchen and freezer room, an 18-bed hostel dormitory with an adjoining bathroom, two WCs, three shower rooms and a guest dining area.

Second Floor – Additional hostel accommodation comprising two 9 bed dormitories and two 8 beds dormitories, a double en-suite bedroom and a separate bathroom.

Third Floor – Offers further dormitory accommodation including 12-bed, 8-bed, and 4-bed dormitories, along with two 9-bed dormitories and four separate bathrooms and a further separate WC.

Fourth Floor – Contains an 8-bed dormitory, two twin bedrooms, a separate WC and shower room, and two staff rooms with a kitchenette.

Externally – The front external trading area is held by way of a pavement licence with the local authority so is outside of our clients ownership. It accommodates 28 covers.

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: 09:00 - 01:00
- Tuesday to Sunday: 09:00 - 02:00

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
Basement	224.68	2,418
Ground Floor	218.95	2,357
First	155.7	1,676
Second	140.97	1,517
Third	143.67	1,546
Fourth	102.48	1,103
Total	981.5	10,561



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PLANNING

The property is not listed however it is situated within Hammersmith Broadway Conservation Area as well as a Flood Zone (Zone 2).

EPC

An EPC is in the course of preparation

RATEABLE VALUE

2023 Rateable Value - £158,500

TENURE

The property is held freehold (Title Number BGL5103).

VAT

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

CONFIDENTIALITY & VIEWINGS

Please note that staff are unaware of our clients intention to dispose of this property so under no circumstances should any direct approach be made to any of their staff. All viewings must be made by prior appointment via Savills.

MONEY LAUNDERING

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

TRADING INFORMATION

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

TERMS

Offers in excess of £6 million are invited for the benefit of our clients freehold interest.



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BREMONT

ST CHRISTOPHER'S HALL

BURGERS | DRINKS | SPORTS | MUSIC

Relish

BURGERS | DRINKS | SPORTS | MUSIC

GARDEN STUDIOS



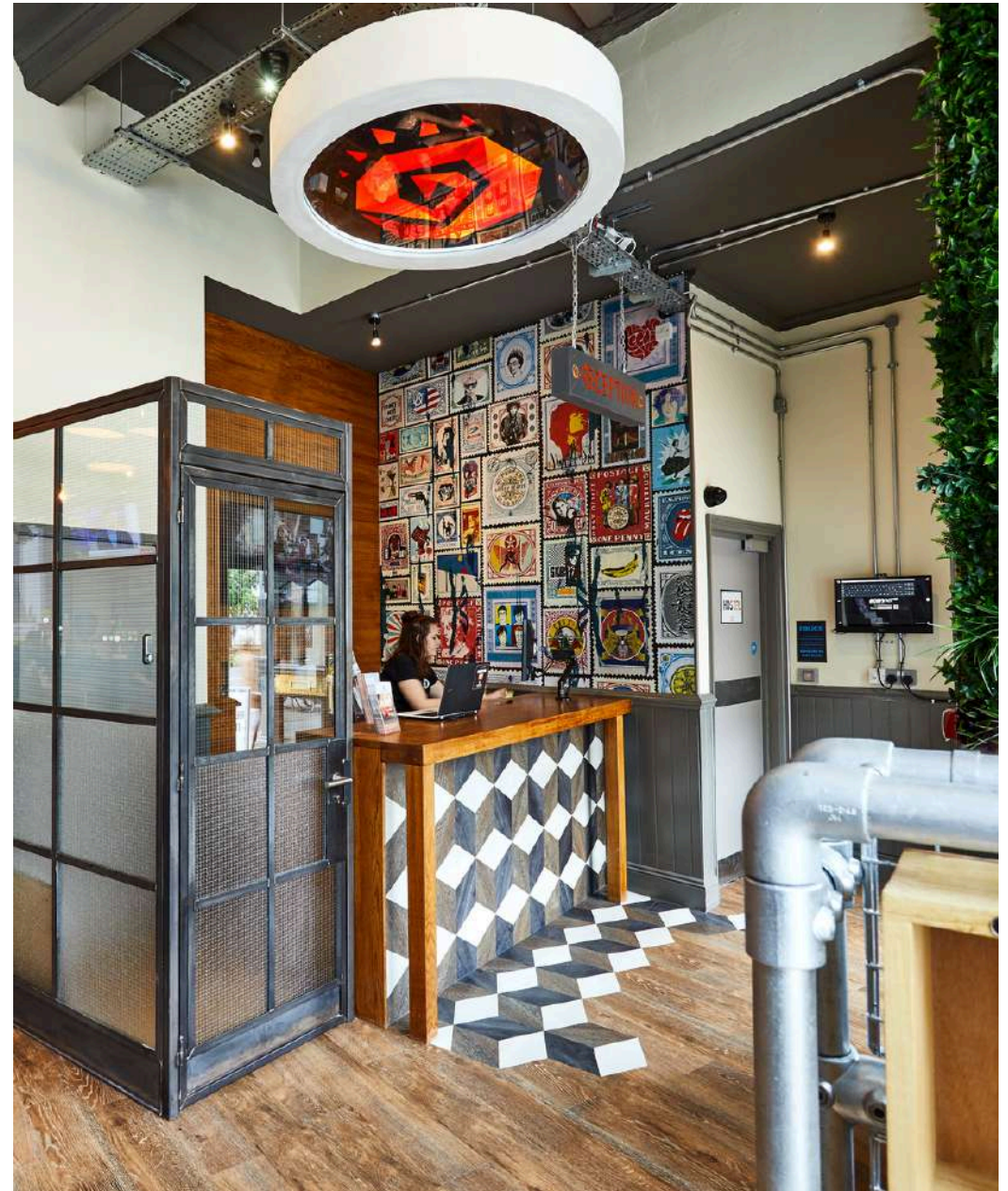
Live Your Life

Relish
STATE OF ORIGIN

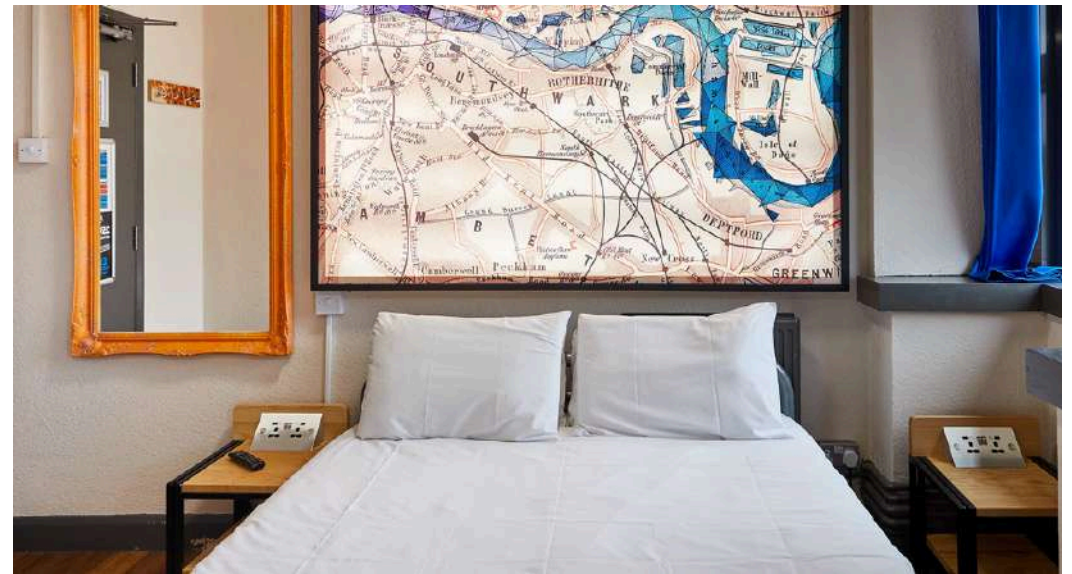
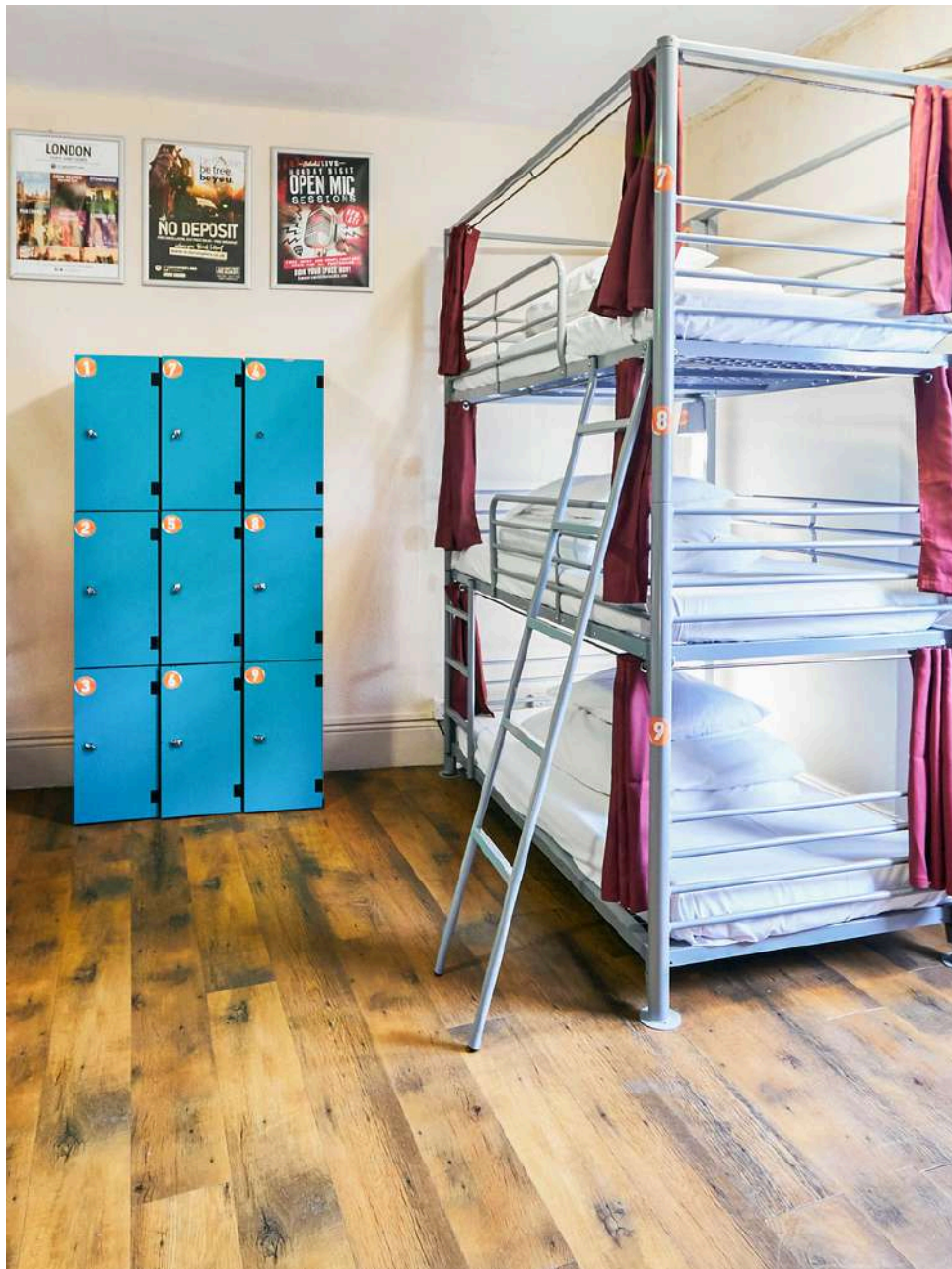
HAPPY HOUR
HUSTLE



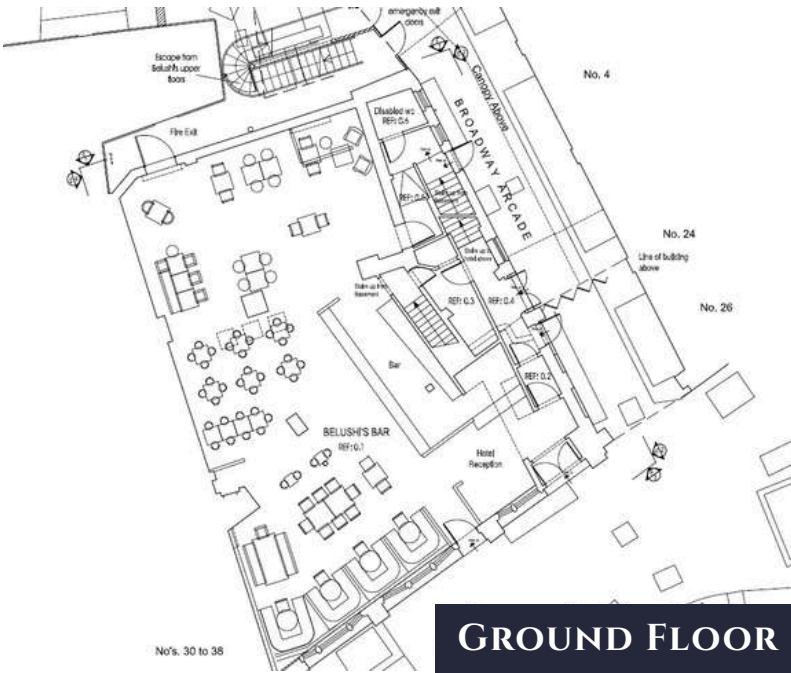
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NB. NOT TO SCALE AND MINOR ALTERATIONS MAY HAVE BEEN MADE

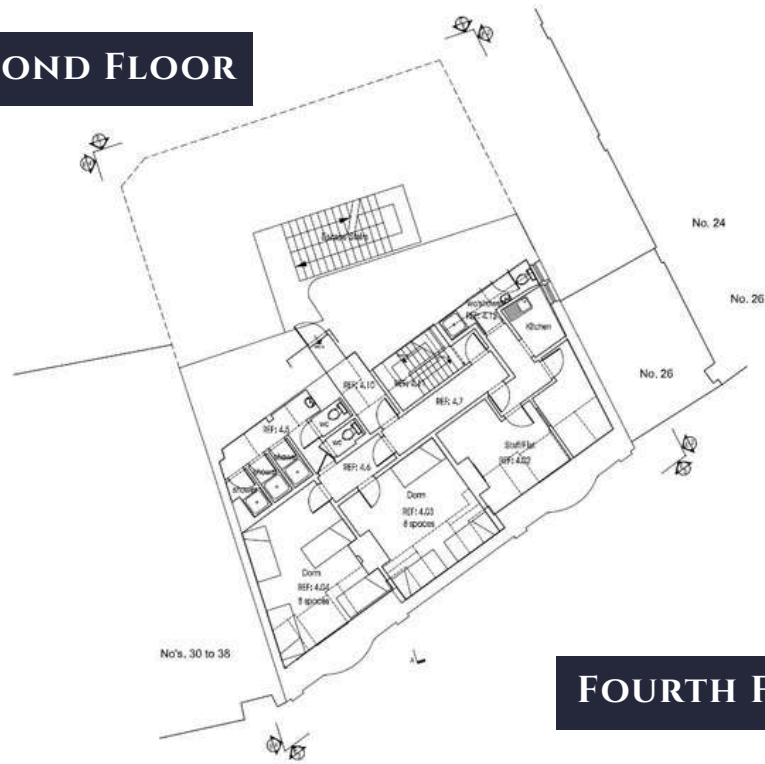
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SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

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PAUL BREEN

Tel: 07767 873353
pbreen@savills.com

ALEX STURGESS

Tel: 07796 185197
alex.sturgess@savills.com

JACK PHILLIPS

Tel: 07866 203540
jack.phillips@savills.com

KITTY SNAYDON

Tel: 07815 032114
kitty.snaydon@savills.com

