



Kings Head Hotel

- 25 ensuite letting rooms
- Ground floor bar & function room
- Finished to a high standard
- High street location close to Acton Town
- Leasehold
- EPC Rating: D

214 High Street, London, W3 9NX

Leasehold: £1,000,000

Annual Rent: £91,200 p.a + VAT

Ref: 2440287

DESCRIPTION

Attractive period property on Acton High Street with an established hotel & bar operation - a rare free-standing building with strong street presence, outdoor seating and immediate footfall from the town centre and tube connections. Positioned for walk-in pub trade plus short-stay accommodation demand from tourists, business travellers, contractors and visiting families.

LOCATION

The Kings Head Hotel is situated in the heart of West London. Acton Town & Acton Central stations are a short walk away from the hotel. There are excellent transport links to central London and West London business districts. The area benefits from strong local amenities and public transport links

INTERNAL DETAILS

The hotel has 25 ensuite bedrooms arranged over basement, ground, 1st and 2nd floors with lift access to all floors. The hotel bedrooms are airconditioned.

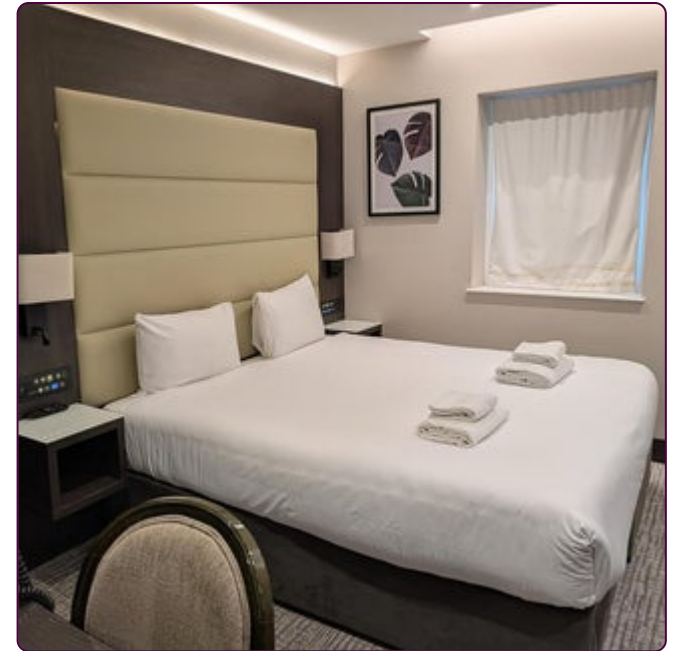
Integrated bar & restaurant - ground floor bar with on-site dining plus a breakfast room with circa 50 covers, creating multiple revenue streams. The bar is currently used for private events and parties at weekends.

There is a 24-hour reception & practical service spaces on the ground-floor plus a reception/office and 24-hour front desk.

In the basement there is a linen store and commercial kitchen already in place.

LETTING ACCOMMODATION

There are 21 double rooms & 3 junior suites and 1 triple room. All the bedrooms benefit from the following amenities: air-conditioning, ensuite bathrooms with under floor heating in the WC's, a smart 40 inch TV with satellite channels, safe and mini fridge. The hotel bedrooms have a smart lighting system with touch control lighting scenes and room status indicators (Make up Room and Do not Disturb).



TENURE

LEASE OF WHOLE OF A BUILDING KNOWN AS

The King's Head Public House, 214 High Street, Acton,
London W3 9NX

Landlord: Fuller, Smith & Turner PLC.

Tenant (registered proprietor): London Boutique Hotels Ltd.
Additional party: R Meshreky

Lease term & expiry

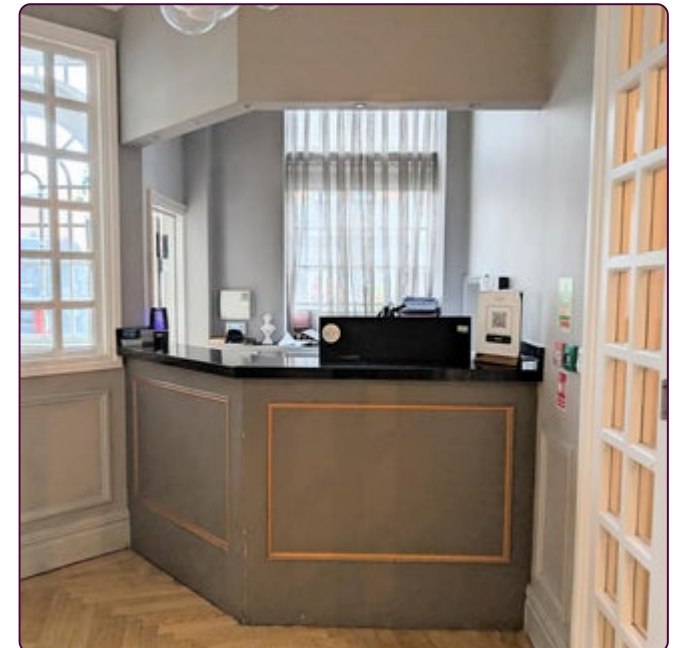
Term: 20 Years to 9 May 2036.

Contractual expiry: 9 MAY 2036.

The lease parts set Review Dates on the 2026, 2031 and on the last day of the contractual term (i.e., 9 May 2036). Reviews are open-market with an upwards-only floor at the passing rent; RICS appointment/arbitration applies if not agreed.

The 2016 lease form points to security of tenure being preserved (inside the Act): "Term" includes any statutory extension or continuation. Tenant must give notice if it does not require continuation under the Act. Compensation under s.37 referenced "subject to s.38(2)" (not a contracting-out).

No s.38A contracting-out (warning notice + tenant declaration) is visible in the parts provided, and the Land Registry register does not evidence contracting-out. On the documents available, treat the tenancy as inside the 1954 Act.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.



INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.



CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



ANDREW EVANGELOU

Head of London Hotels

T: +44 7917 372 426

E: andrew.evangelou@christie.com



LAURA SANDYS

Administrator and Client Support - Hotels

T: +44 207 227 0785

E: laura.sandys@christie.com

