



DAR MARRAKESH

422 EDGWARE ROAD • LONDON • W2 1EG

Substantial public house arranged over ground, basement and three upper floors extending to 6,157 sq ft which is being sold with vacant possession

savills



THE PORTMAN ARMS

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EDGWARE ROAD W2

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L422 WYA

DAR MARRAKESH

422 Edgware Road, London, W2 1EG

“Savills are delighted to bring to the market the freehold interest in the Dar Marrakesh pub fronting Edgware Road. The premises extend to approximately 6,157 sq ft over basement, ground and three upper floors.”

Freehold For Sale with Vacant Possession • Sui Generis public house use • Enclosed beer garden to the rear • Located fronting Edgware Road and a short distance from Paddington Station and Lord's Cricket Ground • GIA approx. 572 sq m (6,157 sq ft)

- Virtual Tour: <https://vt.ehouse.co.uk/QUSjt2eBqgh> • Guide Price: Offers in Excess of £2,650,000



Location

The property is located in Central London in the City of Westminster fronting Edgware Road and a short distance north of Paddington Station and south of Lord's Cricket Ground. The immediate area comprises a mix of commercial and residential properties fronting Edgware Road and a number of large residential developments including the 844 apartment West End Gate scheme by Berkeley Group and the recently completed Lyons Place development which comprises 29 townhouses, apartments and an Aldi supermarket.

Edgware Road Underground Station is located 300 metres to the south and provides Bakerloo, Hammersmith & City, Circle and District Line London Underground services. Paddington Station is also located 0.7 miles to the south and provides services to the west country.

Description

The property comprises a four storey, above basement, end of terrace property with part exposed brick and part rendered elevations beneath a pitched and hipped roof. The property is laid out to provide accommodation over ground, basement and three upper floor levels.

Externally there is an enclosed beer terrace to the rear of the property.

Accommodation

Ground Floor: Open plan trading area with a central bar servery and seating on fixed benches. Ancillary areas to the rear comprise the ladies and gentlemen's WC's.

First Floor: The first floor is accessed via an internal staircase opposite the bar and comprises a trade kitchen, office, two bedrooms and a separate bathroom.

Second Floor: The second floor is laid out to provide two bedrooms, kitchen, bathroom and separate WC.

Third Floor: The third floor is laid out to provide three bedrooms, kitchen and bathroom.

Basement: Beer cellar and various stores split across several different rooms.

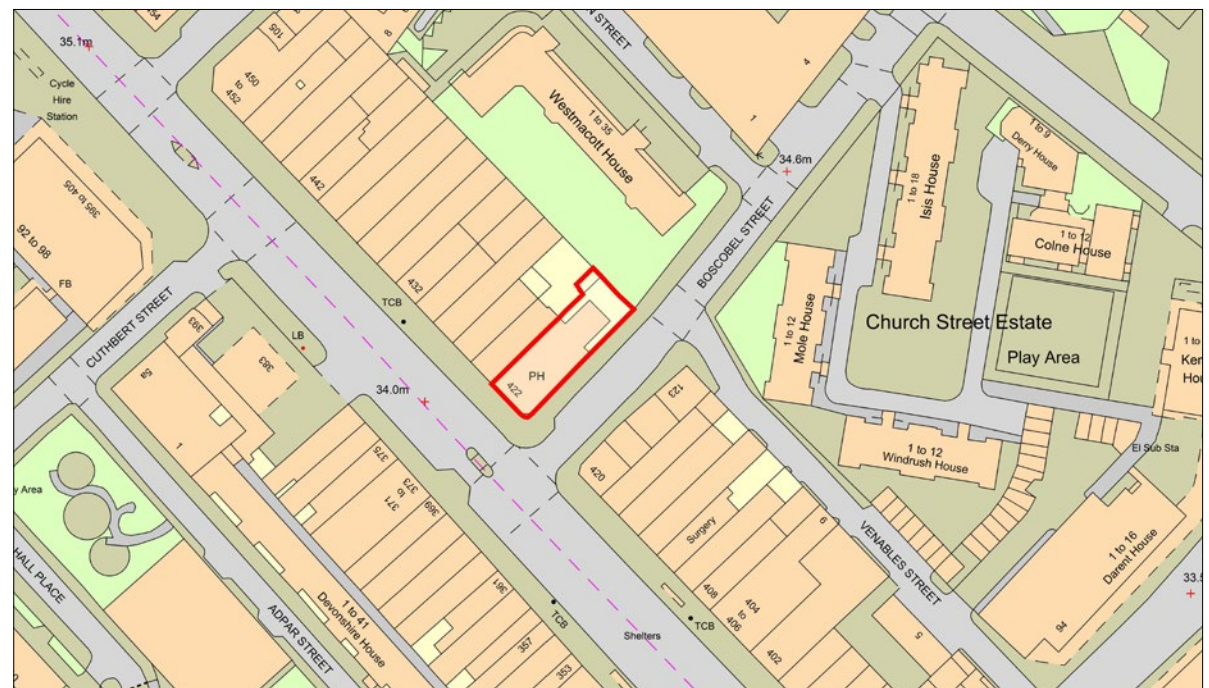
Virtual Tour

The following link provides a virtual tour of the property:
<https://vt.ehouse.co.uk/QUSjt2eBqqh>

Approximate Floor Areas GIA

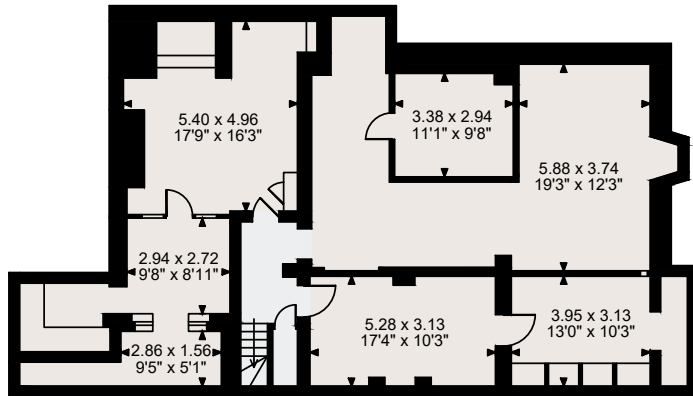
FLOOR	SQ M	SQ FT
GROUND	149	1,600
FIRST	94	1,010
SECOND	87	932
THIRD	86	931
BASEMENT	156	1,684
TOTAL	572	6,157

Purchasers are advised to undertake their own measured survey prior to exchange of contracts. The areas provided are indicative and should not be relied upon.

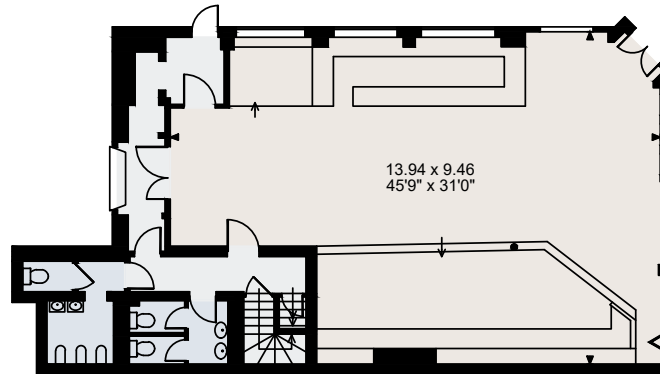


Dar Marrakesh, W2

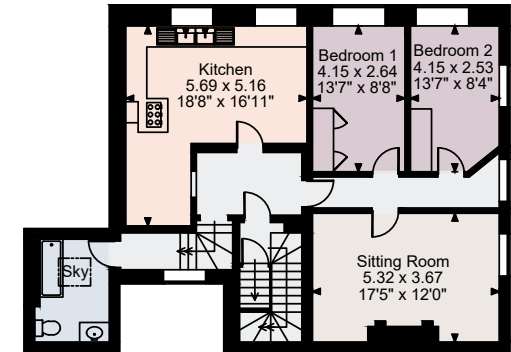
Basement gross internal area = 1,684 sq ft / 156 sq m
 Ground Floor gross internal area = 1,600 sq ft / 149 sq m
 First Floor gross internal area = 1,010 sq ft / 94 sq m
 Second Floor gross internal area = 932 sq ft / 87 sq m
 Third Floor gross internal area = 931 sq ft / 86 sq m
 Total gross internal area = 6,157 sq ft / 572 sq m



Basement



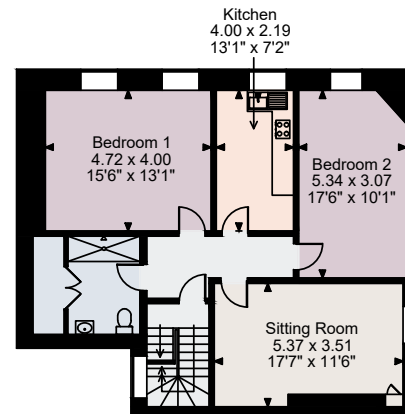
Ground Floor



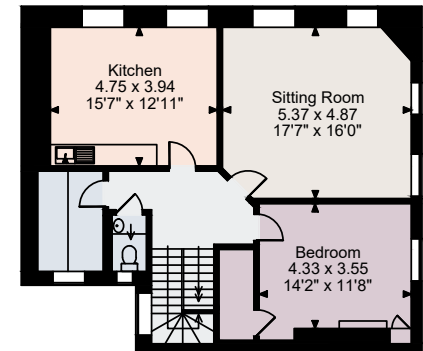
First Floor



Mezzanine Floor



Third Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure

The property is held freehold (Title Number NGL477697) and is to be sold with vacant possession.

Rateable Value

The property has a current rateable value of £102,000 which will remain the same from 1st April 2023.

EPC

D-85.

Planning

The property is not listed nor is it situated within a conservation area.

All other queries relating to planning should be directed to the planning department of the City of Westminster <https://www.westminster.gov.uk/>

Premises Licence

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

- Monday to Thursday: 10:00 to 23:30
- Friday and Saturday: 10:00 to 00:00
- Sunday: 12:00 to 22:30





Viewings

The property is currently closed so all viewings must be arranged through the sole selling agents Savills.

Terms

Offers are invited in excess of £2,650,000 for the benefit of our clients freehold interest with vacant possession. VAT will be chargeable in addition to the purchase price.

Money Laundering

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

Contacts

Stuart Stares

T: 020 7299 3088

M: 07807 999841

sstares@savills.com

James Grasby

T: 0207 409 8178

M: 07866 203540

james.grasby@savills.com

The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

IMPORTANT NOTICE

Please be aware the photography of the property provided in this brochure was taken in 2020.

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