

GROSVENOR ARMS

204 GARRATT LANE WANDSWORTH, LONDON
SW18 4ED



**FREEHOLD TIED PUBLIC HOUSE
INVESTMENT FOR SALE
BUSINESS UNAFFECTED**

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GROSVENOR ARMS, 204 GARRATT LANE WANDSWORTH, LONDON, SW18 4ED

HIGHLIGHTS INCLUDE:

- Freehold tied public house investment
- Site extending to 0.064 acres
- Entire property let to Grosvenor Arms Limited
- Lease expires November 2029
- Lease contracted outside the Landlord and Tenant Act 1954 (Part II)
- The rent is subject to annual RPI rent reviews, subject to a minimum increase of 2% and a maximum increase of 6%
- The income is derived from rent, machine income and income from the sale of beer, cider, flavoured alcoholic beverages, wines, spirits and minerals
- Ability to release the tie
- **We are instructed to invite offers in excess of £1,100,000**
- Business unaffected by sale

LOCATION

Located in the village of South West London village of Wandsworth, south of the river to Fulham.

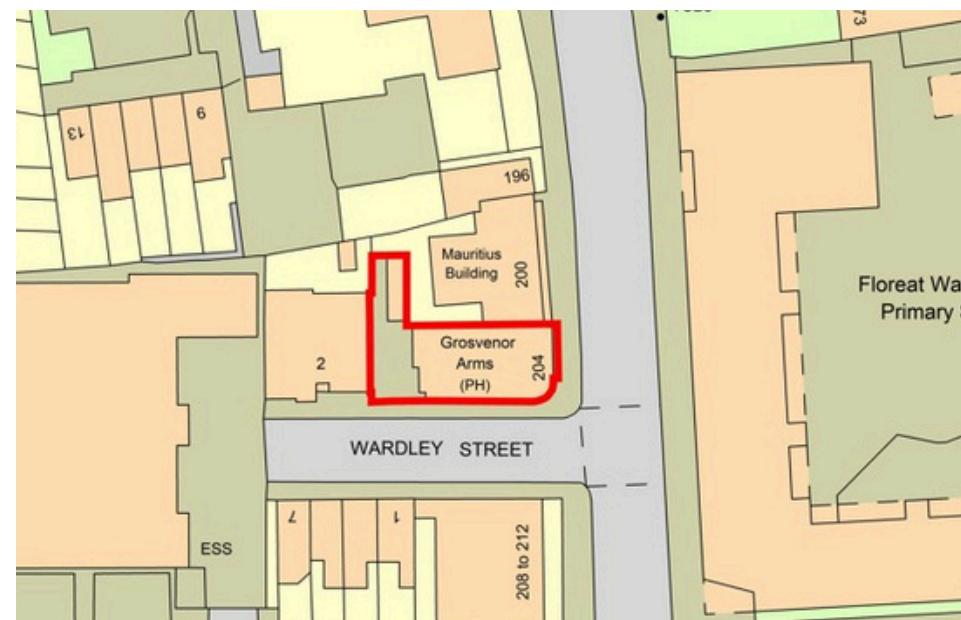
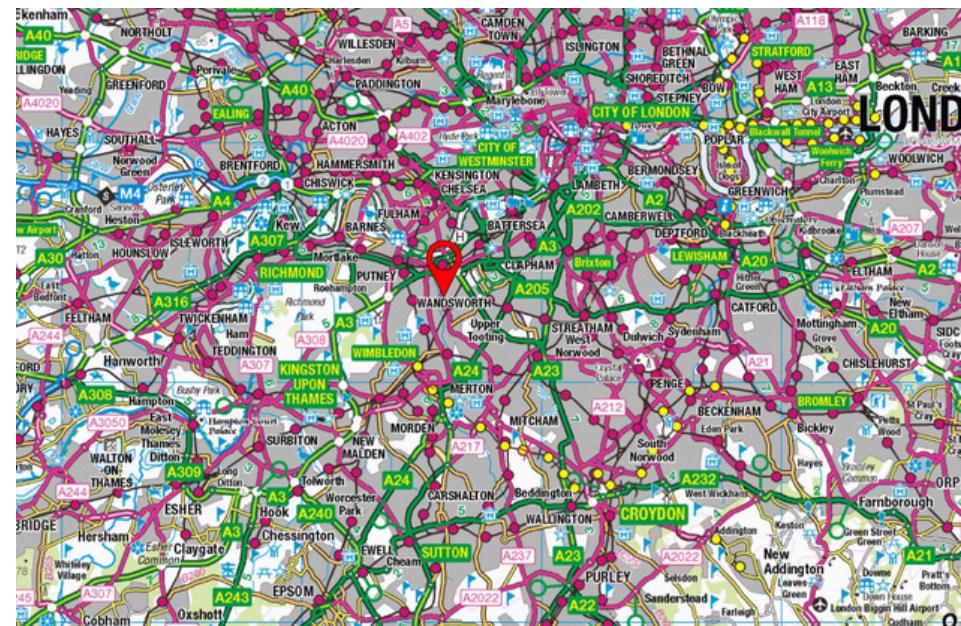
The Grosvenor Arms is situated fronting Garratt Lane in a mixed residential and commercial area, a short walk to Earlsfield station and Wandsworth town centre where pubs like The Jolly Gardener, The Bodega, restaurants such as Bon Adjourn and Russo's, and attractions like Wandsworth Common and the Southside Shopping Centre are located.

DESCRIPTION

The property comprises the basement, ground, first, and second floors of a mid-terraced building with painted brick elevations beneath a flat roof.

LINKS

[GOOGLE STREET VIEW](#)



ACCOMODATION

Basement: The basement provides a cellar and stores.

Ground: The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs for 40 customers. Ancillary areas include a trade kitchen and customer WC's.

First Floor: The first floor comprises customer WC's, event room and bar for 40 customers, and a further trade kitchen.

Second Floor: The second floor provides additional living accommodation comprising of four double bedrooms, a bathroom, and kitchen.

Externally: There is a customer area to the rear with seating on loose tables and chairs, and a part sheltered area for 30 customers. Additional seating is provided to the front elevation for a further 16 customers.

PLANNING

The property is not listed or situated within a conservation area.

EPC

EPC in the course of preparation

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.



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TENURE & TENANCY

The property is held freehold (Title Number LN6063). The entire property is let to Grosvenor Arms Limited on a 5 year lease from 29 November 2024. The current rent is subject to annual RPI rent reviews, subject to a minimum increase of 2% and a maximum increase of 6%. The lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954. In addition the tenant has an obligation to purchase beer, cider, flavoured alcoholic beverages, wines, spirits and minerals from the landlord and pay a share of the machine income received.

RELEASE OF TIE

The landlord may give notice to release the Tenant from any or all purchasing obligations and may choose to review the rent to the market rent by serving a review notice.

TOTAL INCOME

The total income is derived from rent, a share of machine income and from the sale of drinks.

The historic income and barrellage is set out below:

Year	Rental Income	Machine Income	Barrelage
2025	£34,500	£159	39
2024	£36,879	£0	78
2023	£38,153	£0	62



THE TIED INCOME

This lease requires the tenant to purchase drinks from the landlord. The purchaser can set up a supply agreement with a supplier, such as Molson Coors, who will supply to the tenant. This will then provide an income from the sale of drinks. The potential total income to the purchaser from the sale of drinks is estimated, but not warranted, to be in the region of £8,000, producing a total potential income of £42,500 per annum. Further details are available to interested parties on request.

TERMS

We are instructed to **invite offers in excess of £1,100,000** assuming the usual purchasers costs.

SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:
<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

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