

GROSVENOR ARMS

204 GARRATT LANE, WANDSWORTH, LONDON SW18 4ED

PROMINENT FREEHOLD PUBLIC HOUSE IN WANDSWORTH FOR SALE WITH VACANT POSSESSION





THE GROSVENOR ARMS



PUB & DINING

PURVEYORS OF FINE WINE & BEER

THE GROSVENOR ARMS

204

THE GROSVENOR ARMS

FOOD
ROOM



HIGHLIGHTS INCLUDE:

- Substantial freehold public house in South West London
- Available with vacant possession
- Prominent roadside frontage along Garratt Lane
- Located a short distance from Earlsfield Train Station and Wandsworth town centre
- Affluent area with strong underlying property values
- Property arranged over four levels extending to 3,821 Sq Ft (355 Sq M)
- Well sized external trading area located to the rear
- Premises benefits from a late licence until 1am
- Offers are invited in excess of £900,000 + VAT

LOCATION

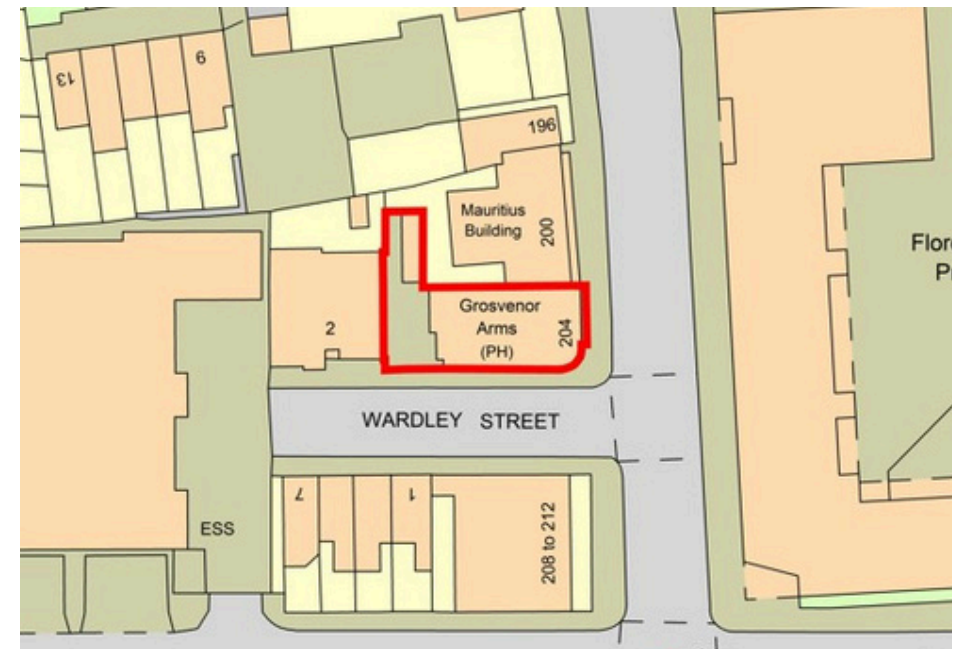
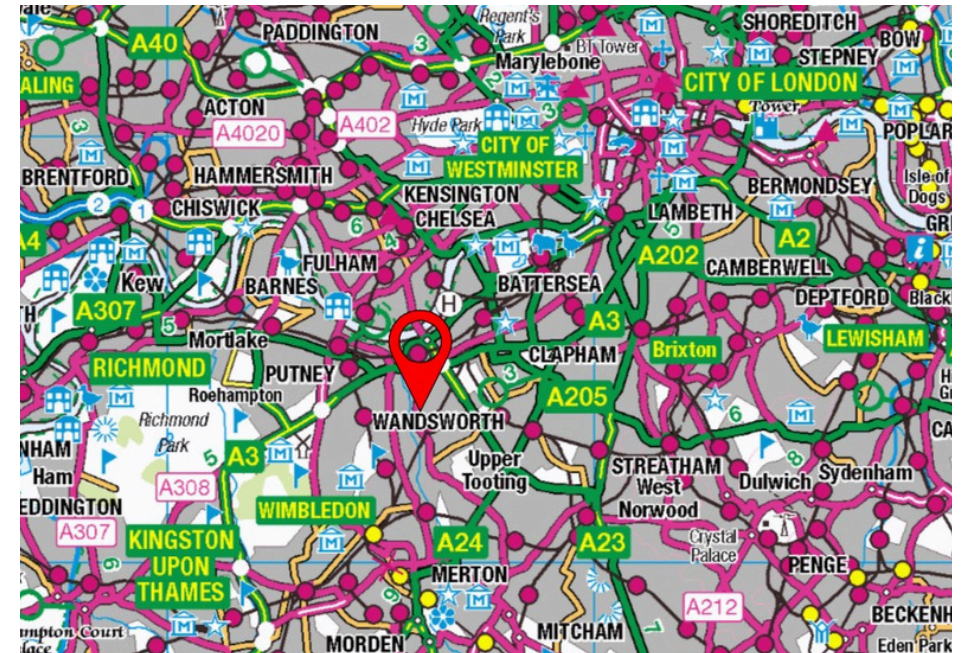
Located in South West London in the Borough of Wandsworth, 1.0 mile (1.6 kilometres) south of the centre of Wandsworth and 5.8 miles (9.3 kilometres) south west of central London.

The Grosvenor Arms is situated at the intersection between Garratt Lane and Wardley Street in a mixed residential and commercial area with Floreat Wandsworth Primary School directly opposite. Earlsfield train station is 0.4 miles (0.6 kilometres) to the south and provides services to London Waterloo in 14 minutes. Wandsworth Common is located a short distance to the east and Wimlbedon Park a short distance to the west.

DESCRIPTION

The property comprises the basement, ground, first, and second floor of a three storey corner building with painted brick elevations beneath a part pitched roof behind a parapet wall and part flat roof.

LINKS



LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

Basement The basement provides a cellar and stores.

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

First Floor The first floor comprises a function room with additional bar servery and seating for 40 customers. Ancillary areas comprise customer WC's, stores and a further trade kitchen.

Second Floor The second floor provides additional living accommodation comprising 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 held by way of a pavement licence.

TENURE

Freehold (Title Number LN6063).

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

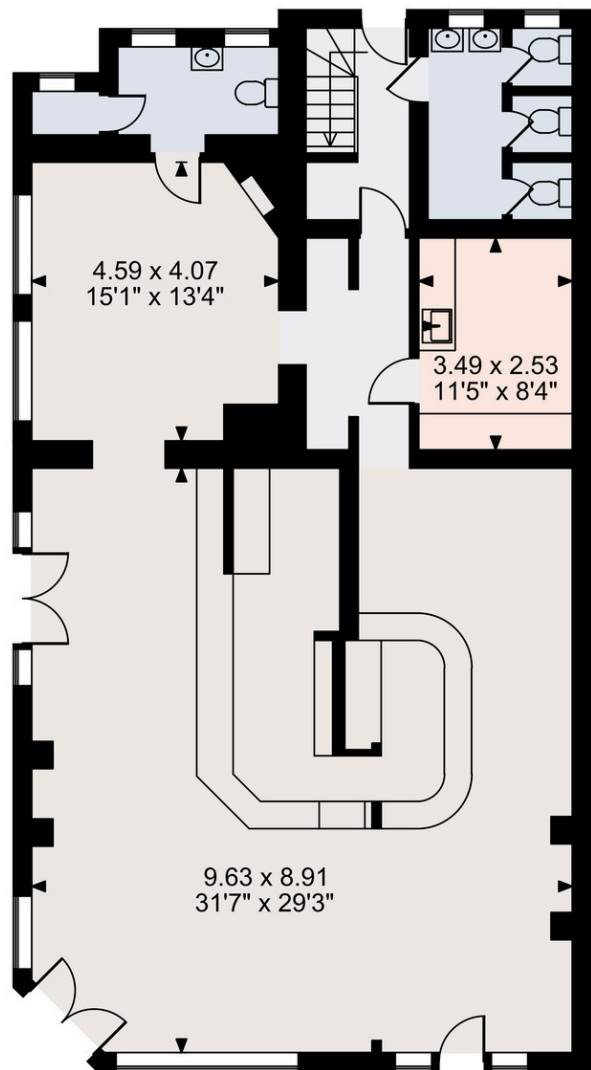
- Sunday to Thursday: 10am - 12am
- Friday to Saturday: 10am - 1am

PLANNING

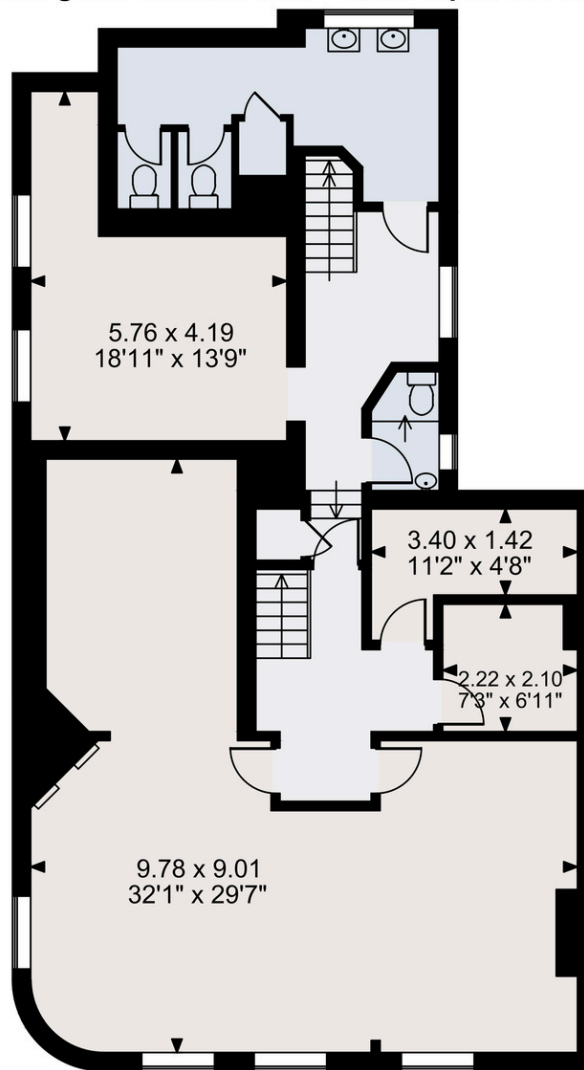
The property is not listed nor is it located within a conservation area. However, it is situated within a Flood Zone (Zone 2).



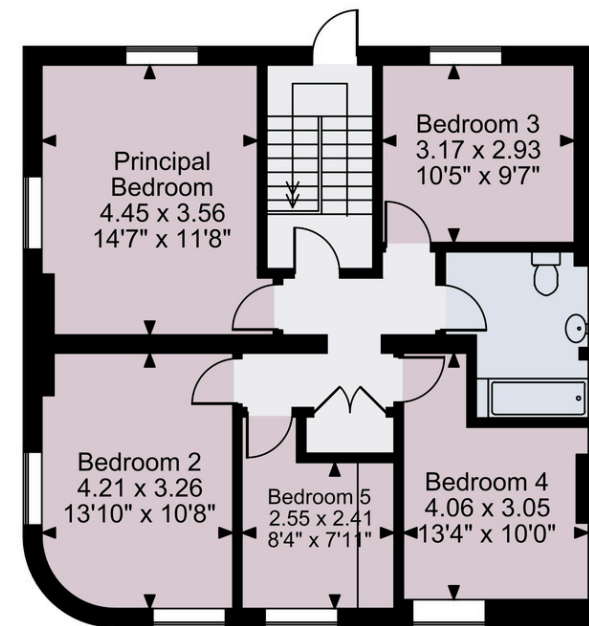
Grosvenor Arms, Garratt Lane, SW18
Ground Floor gross internal area = 1,585 sq ft / 147 sq m
First Floor gross internal area = 1,397 sq ft / 130 sq m
Second Floor gross internal area = 839 sq ft / 78 sq m
Total gross internal area = 3,821 sq ft / 355 sq m



Ground Floor



First 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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EPC

In the course of preparation.

RATEABLE VALUE

April 2026 - £10,000

TERMS

Offers are invited in the excess of £900,000 for the benefit of our clients freehold interest with vacant possession.

VAT

The property is elected for VAT which will be chargeable in addition to the purchase price.



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LONDON SW18 4ED

FIXTURES & FITTINGS

The fixtures and fittings are excluded from the sale however, they may be available by way of separate negotiation.

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills.

CONTACT

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