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FOR SALE



The White Hart Hotel & Pub

Church Road, Northolt, UB5 5AX

Freehold existing pub on 0.66 acres of land with planning consent for a 126 bed hotel.

54,412 sq ft
(5,055.04 sq m)

- Prime location development opportunity on a very well-known and busy site in Greater London
- Grade II listed façade of pub is currently vacant and secured; it is to be retained in the consented scheme
- Consent for: 126 Bedrooms of mixed size, total GIA 5,050 sqm or 54,000 sq ft
- Includes: Restaurant, pub/bar, fitness suite, meeting rooms, garden area

- 3 World class brand operators are on board with setting up operations (not selected)
- S106 of £270k, CIL £230k (estimated), no “maximum 90 day” stay condition – refer to planning consent for full details
- 20+ Car parking, Northolt station (central line), Multiple bus routes (90, 120, 140, 282, N7, N140, SL9)
- Heathrow Airport, A40, Central London

The White Hart Hotel & Pub, Church Road, Northolt, UB5 5AX

Summary

Available Size	54,412 sq ft
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The site is a well-known landmark given the link to the White Hart Roundabout.

The consented scheme benefits from retention of the 19th-century White Hart Park Public House and redevelopment of the site comprising the partial demolition of the 20th century building, the erection of a single side extension to the public house and erection of a part 3, part 4, part 5, part 6, part 7 and part 9 storey, 126 bedroom hotel, restaurant and bar (Use Classes A3, A4, A5 C1 and E) and associated cycle, car, minibus and coach parking and landscaping.

Location

Located in Northolt, the western suburb of the London Borough of Ealing, the site comprises 2,510 sq m of land just off the White Hart roundabout.

Heathrow Airport is 7 miles away via the A312 and central London is 13 miles away via the A40. The site is also less than 9 miles away from both Wembley and Twickenham, perimeter venues for large sporting events and concerts in London.

Northolt underground station is less than 1.5 miles away and the site is well served by numerous bus routes.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	9,085	844.02	Available
1st	9,300	864	Available
2nd	7,987	742.02	Available
3rd	7,449	692.03	Available
4th	6,501	603.96	Available
5th	6,501	603.96	Available
6th	2,939	273.04	Available
7th	2,325	216	Available
8th	2,325	216	Available
Total	**54,412**	**5,055.03**	

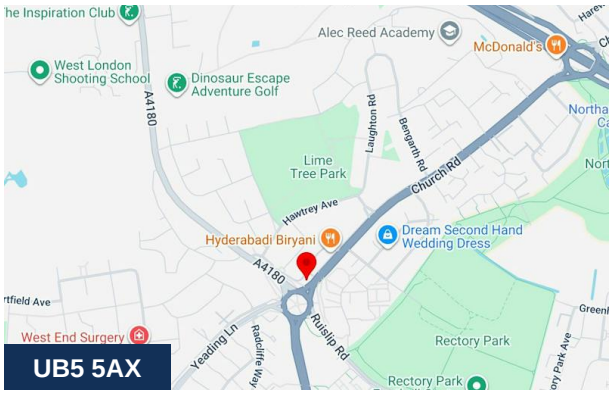
Planning

Given the massing established on site it may be that the new owners of could look to vary the consent granted for part hotel, part residential / co living STPP. Our client anticipates that the S106 payment will be in the region of £270,000.00 and the CIL will be in the region of £230,000.

https://pam.ealing.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q98S9QJMKWU00

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to







Viewing & Further Information



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verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.
















HEATHROW AIRPORT
(7 MILES)
THE PARKWAY
RUISLIP ROAD
YEADING
CHURCH ROAD
A4180
CENTRAL LONDON
(13 MILES)