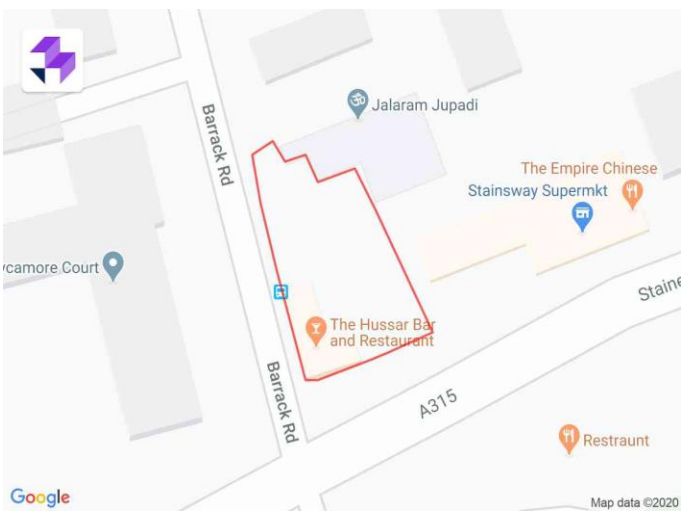


Hussar Public House, 495-497 Staines Road, Hounslow TW4 5AR



# Overview

## Site Information

<b>Address:</b>	Hussar Public House, 495-497 Staines Road, Hounslow TW4 5AR
<b>Area:</b>	0.17 acres (7,231 sq. ft)
<b>Perimeter:</b>	376 ft
<b>Local Authority:</b>	Hounslow
<b>PTAL:</b>	3
<b>Footprint of building:</b>	2,657 sq. ft

## Property Information

<b>Avg Building Height:</b> (height to roof)	18.70 ft
<b>Avg Building Height:</b> (total height)	32.81 ft
<b>Current Use:</b>	C3, A4
<b>Protected Land</b>	NO RISK
<b>Flood Area</b>	NO RISK
<b>Nearby Listed Buildings</b>	YES

## Location

The property fronts Staines Road at the junction with Barrick Road in a predominately residential area.

Hounslow town center is approximately 1.7 miles to the north east of Staines Road.

## Description

A two-storey detached building with various single storey extensions to the side and rear. One point of vehicular access onto the site from Barrick Road.

**Basement:** Chilled beer store and ancillary storage.

**Ground floor:** Large trading area with a central bar and a games area to the rear. Trade kitchen and customer WC's.

**First floor:** self-contained residential unit of 6 rooms.

## Services

We are advised that the property is connected to all mains services.

## Licensing

It is understood that the property has a Premises License permitting the sale of alcohol on Sunday to Thursday from 11:00am until midnight; on Friday and Saturday from 11:00am until 02.00am.

## Planning

From enquiry of the London Borough of Hounslow the property is not listed or within a conservation area.

## Rating Assessment

The property is listed as a public house and premises and has a ratable value of £w ith effect from April 2017.

**Tenure:** Freehold w ith vacant possession upon completion.

## Planning

### Local planning applications

Application Type	0 - 50m	51 - 250m	251m-1km
Residential - under 10 units	1	83	817
Residential - 10 to 50 units	1	1	66
Residential - over 50 units	14	21	63
Non-residential	21	139	1865

# Comparables

(Based on 25 Detached, Semi-Detached, Terraced, Flat/Maisonette in 0.31 miles radius)

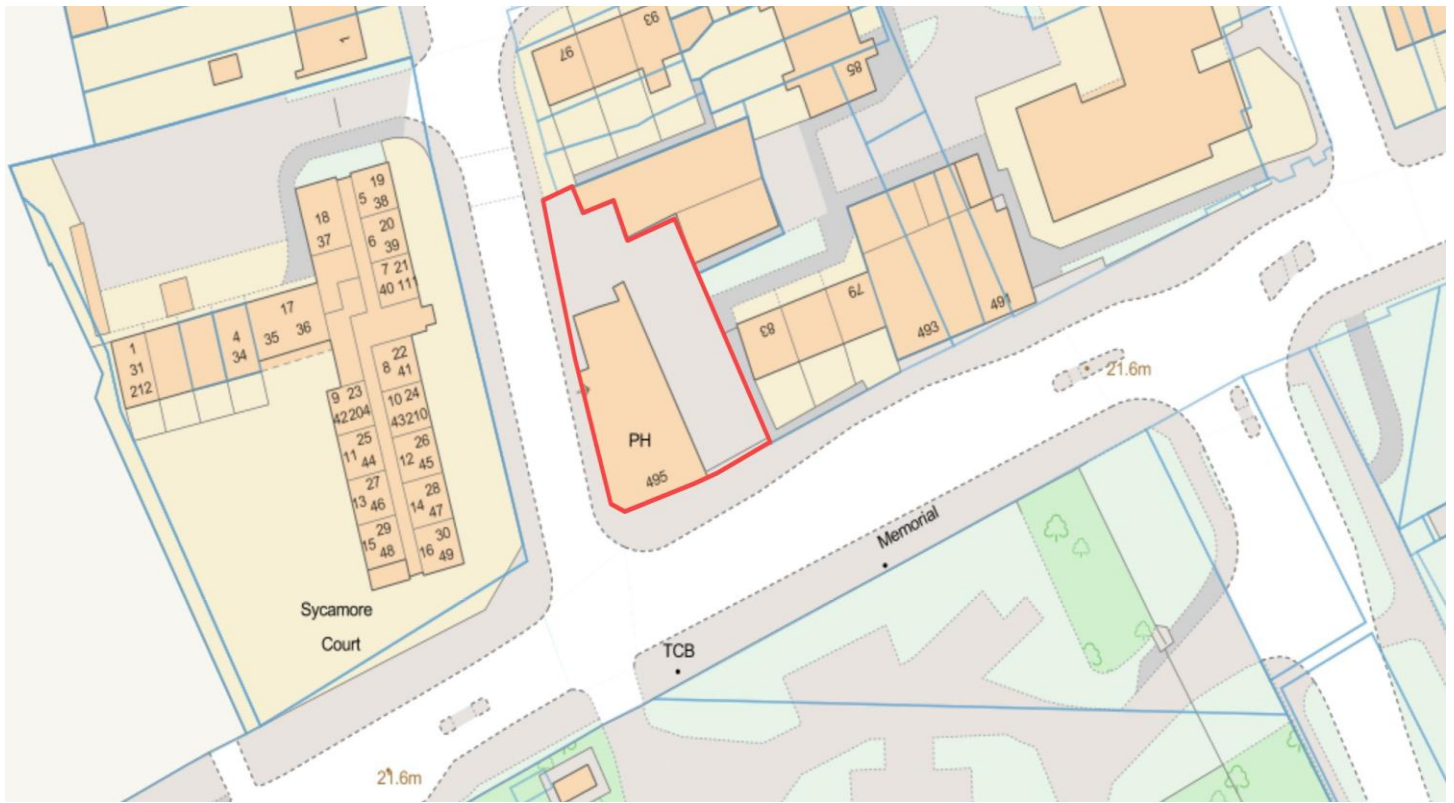
**Average Price Sold: £489.19 per square foot**

**Market Value: £463.55 per square foot**

## Breakdown

Address	Date Sold	Sold Price £	Estimated Market Value £	New Build	Property Type	No. of bedrooms	Estimated bedrooms	Floor area ft <sup>2</sup>	Sold Price £/ft <sup>2</sup>	Market Value £/ft <sup>2</sup>	Tenure
122, Martindale Road, Hounslow, Greater London TW4 7HE	30th Aug 2019	420,000	438,236	No	Terraced		2-3	721	582.38	607.66	Freehold
50, Munster Avenue, Hounslow, Greater London TW4 5BQ	17th Jul 2019	380,000	400,735	No	Semi-Detached		3	807	470.71	496.39	Freehold
30, Pickwick Close, Hounslow, Greater London TW4 5ED	19th Jul 2019	185,500	195,622	No	Flat/Maisonette		1	502	369.58	389.75	Leasehold
6, Fir Tree Road, Hounslow, Greater London TW4 7HH	26th Jun 2019	265,000	276,260	No	Flat/Maisonette		2-3	456	580.64	605.32	Leasehold
16, Corporation Avenue, Hounslow, Greater London TW4 6AZ	17th May 2019	327,500	343,848	No	Semi-Detached		2-3	743	440.95	462.96	Freehold
3, Fir Tree Road, Hounslow, Greater London TW4 7HH	7th May 2019	360,000	377,970	No	Terraced		3	743	484.71	508.91	Freehold
251, Martindale Road, Hounslow, Greater London TW4 7HF	3rd Apr 2019	415,000	438,160	No	Terraced		2-3	904	458.99	484.60	Freehold
110, Cardington Square, Hounslow, Greater London TW4 6AJ	30th Apr 2019	450,000	475,113	No	Semi-Detached		3	1,012	444.75	469.57	Freehold
13, Dorney Way, Hounslow, Greater London TW4 5EB	12th Apr 2019	269,950	285,015	No	Flat/Maisonette		1	506	533.60	563.38	Freehold
122, Cardington Square, Hounslow, Greater London TW4 6AL	18th Apr 2019	475,000	501,508	No	Semi-Detached		3	1,249	380.42	401.65	Freehold
24, Islay Gardens, Hounslow, Greater London TW4 5DR	15th Mar 2019	274,000	291,844	No	Flat/Maisonette		2	549	499.13	531.63	Leasehold
3, Sheridan Court, Vickers Way, Hounslow, Greater London TW4 5EE	8th Mar 2019	190,000	202,374	No	Flat/Maisonette		1	474	401.17	427.30	Leasehold
32, Sycamore Court, Barrack Road, Hounslow, Greater London TW4 6AE	1st Feb 2019	250,000	268,280	No	Flat/Maisonette		2-3	782	319.65	343.02	Leasehold
40, Dukes Avenue, Hounslow, Greater London TW4 6BA	14th Feb 2019	475,910	510,709	No	Semi-Detached			1,163	409.38	439.32	Freehold
15, Heathlands Way, Hounslow, Greater London TW4 5BU	19th Feb 2019	322,500	346,082	No	Terraced		2	558	578.40	620.70	Freehold
6, Hinton Avenue, Hounslow, Greater London TW4 6AR	19th Feb 2019	410,000	439,980	No	Semi-Detached		3	764	536.48	575.71	Freehold
54, Hinton Avenue, Hounslow, Greater London TW4 6AR	16th Jan 2019	510,000	538,222	No	Semi-Detached		2-3	1,130	451.24	476.21	Freehold
29, Munster Avenue, Hounslow, Greater London TW4 5BG	7th Jan 2019	430,000	453,795	No	Semi-Detached		3	1,023	420.51	443.78	Freehold
49, Crestwood Way, Hounslow, Greater London TW4 5EQ	20th Dec 2018	415,000	433,074	No	Semi-Detached		2-3	753	550.78	574.77	Freehold

301, Martindale Road, Hounslow, Greater London TW4 7HG	6th Dec 2018	275,000	286,977	No	Flat/Maisonette		2	689	399.19	416.58	Leasehold
35, Munster Avenue, Hounslow, Greater London TW4 5BG	7th Dec 2018	450,000	469,599	No	Semi-Detached		2-3	1,066	422.29	440.68	Freehold
6, Frampton Road, Hounslow, Greater London TW4 5AD	5th Nov 2018	272,500	284,783	No	Terraced		1	448	608.56	635.99	Freehold
16, Hinton Avenue, Hounslow, Greater London TW4 6AR	26th Nov 2018	430,000	449,382	No	Semi-Detached		3	883	487.17	509.13	Freehold
3, Islay Gardens, Hounslow, Greater London TW4 5DR	30th Nov 2018	279,000	291,576	No	Flat/Maisonette		2	549	508.23	531.14	Leasehold
27, Wraysbury Close, Hounslow, Greater London TW4 5EA	12th Oct 2018	380,000	405,685	No	Terraced		2-3	753	504.33	538.42	Freehold



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## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements