



VLOG

THE GREYHOUND

THE GREYHOUND

The Greyhound, 49 Becklow Road, W12

A handsome corner public house arranged over basement, ground and two upper floors, located within a quiet residential pocket of Shepherd's Bush.

The ground floor comprises the former pub area with bar, seating space, commercial kitchen and access to the basement cellar. The upper two floors are configured to provide a total of nine letting rooms which share common toilet facilities.

To the rear is a small courtyard providing external amenity space and secondary access.

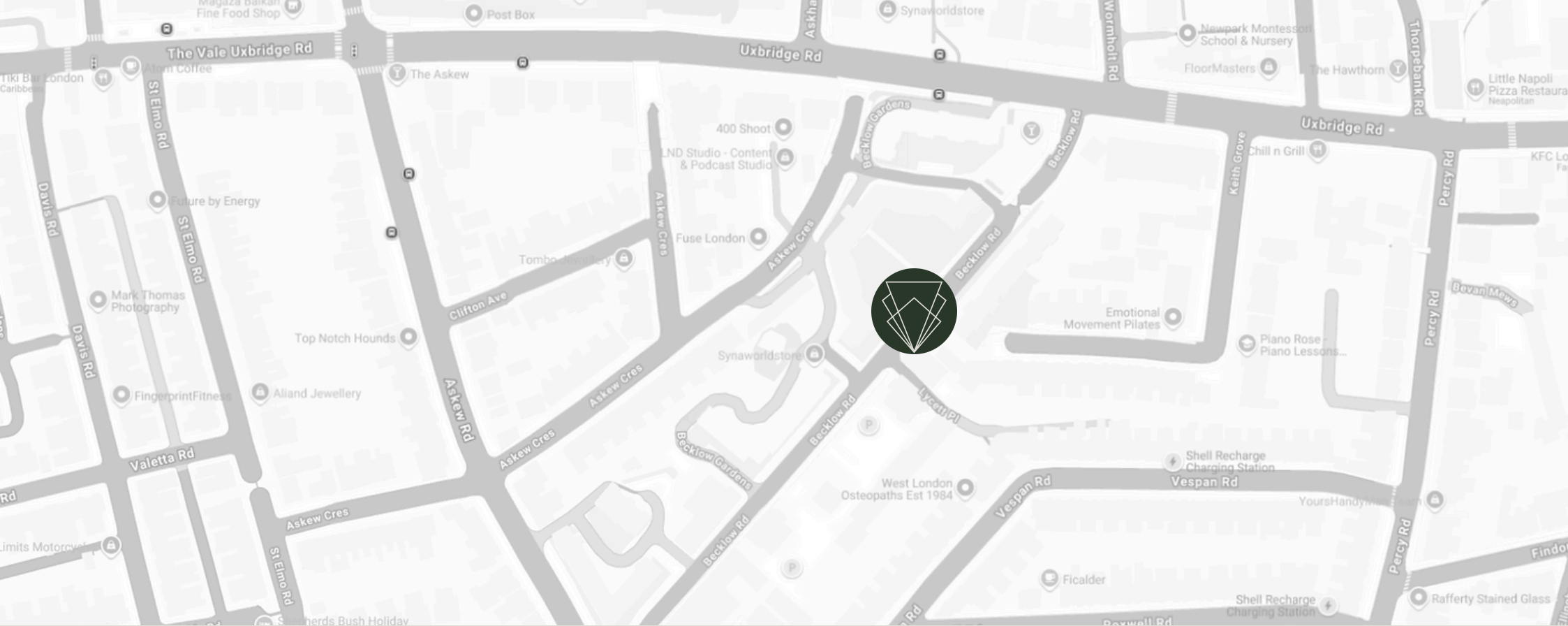
Offering scope for refurbishment or redevelopment (subject to the necessary consents), The Greyhound presents a rare opportunity to acquire a characterful freehold building with clear value-add potential in West London.





Investment Highlights

- **Freehold public house** arranged over basement, ground and two upper floors, extending to a **total of 3,200 Sq Ft Gross Area**
- **Ground floor** former pub with bar, seating area and commercial kitchen, and a **basement cellar** accessed internally from the pub. **ERV £40,000 per annum**
- **Upper floors** comprise nine rooms with shared toilet facilities, **producing £108,000 per annum.**
- **Total ERV £148,000 per annum**
- **Rear courtyard** providing external amenity and secondary access
- Well connected, within walking distance of **Goldhawk Road** (Circle/Hammersmith & City Line), **Shepherd's Bush Market** (Circle/Hammersmith & City Line), and Shepherd's Bush (Central Line & Overground) **stations.**
- **Quiet residential location** within Shepherd's Bush, W12
- **Attractive corner building** with strong character and period detailing
- **Suitable for refurbishment or redevelopment** (subject to necessary consents)
- **Potential for continued hospitality use or conversion** to alternative residential or mixed-use scheme
- **Guide price of £1,850,000** Subject to Contract and exclusive of VAT. This price reflects a **low capital value of £788.91 per Sq Ft** and a **Reversionary Yield of 7.49%**, assuming standard purchasers costs of 6.8%.



Connectivity

The Greyhound enjoys excellent transport connectivity within **Shepherd's Bush, W12**, providing easy access across West and Central London. **Goldhawk Road** (Circle and Hammersmith & City lines) and **Shepherd's Bush Market** stations are both within walking distance, while **Shepherd's Bush** station offers Central line and Overground services linking directly to the **West End, Paddington**, and **Clapham Junction**. Numerous bus routes operate along nearby **Uxbridge Road** and **Askew Road**, connecting to **Hammersmith, Notting Hill**, and **White City**. The **A40 Westway** is also close by, offering convenient road access to **Central London, Heathrow Airport**, and the **M25**.



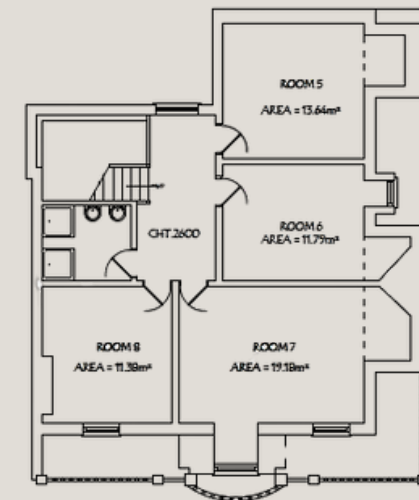
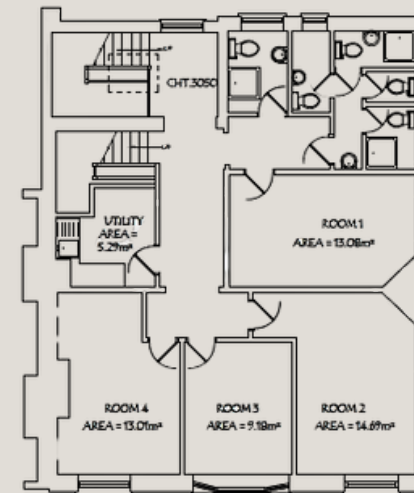
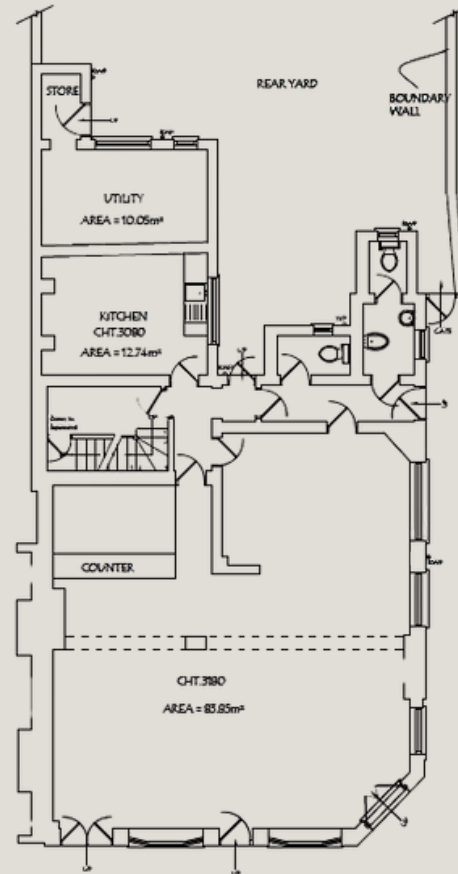
Market Summary

Address	Size	Sale Price	Price/Sq ft	Sale Date
178 Fulham Rd	2,715 Sq ft	£2,800,000	£1,031.31	Oct-25
665 Harrow Rd	5,515 Sq ft	£2,261,666	£410.09	Aug-25
Enstar House, 163-173 Praed Street	5,513 Sq ft	£7,900,000	£1,432.98	Jun-25
The Hillgate, 24 Hillgate Street	5,377 Sq ft	£3,000,000	£557.93	Jun-25
36A Notting Hill Gate	4,516 Sq ft	£1,951,000	£432.02	May-25
Old Suffolk Punch, 80 Fulham Palace Road	5,640 Sq ft	£3,750,000	£664.89	May-25
96-98 King Sreet	4,870 Sq ft	£3,675,000	£754.62	Apr-25
55 Churchfield Road	2,857 Sq ft	£1,230,000	£430.52	Mar-25
50 Notting Hill Gate	4,558 Sq ft	£3,700,000	£811.76	Mar-25
108-116 Glenthorne Road	3,362 Sq ft	£1,970,000	£585.96	Mar-25
1 Springvale Terrace	3,356 Sq ft	£1,425,000	£424.61	Mar-25
13-15 North Pole Road	3,753 Sq ft	£1,650,000	£439.65	Feb-25
241 Old Brompton Road	3,340 Sq ft	£1,810,000	£541.92	Jan-25
The Academy Public House, 57 Princedale Road	3,683 Sq ft	£2,500,000	£678.79	Jun-24
Number 10, Golborne Road	6,150 Sq ft	£5,300,000	£861.79	Jun-24
The Hound, 210 Chiswick High Road	4,982 Sq ft	£3,143,700	£631.01	Apr-24



Floorplans and Area Schedule

Floor	NIA (SqM)	NIA (SqFt)
Second Floor		
Room 8	11.38	122
Room 7	19.18	206
Room 6	11.79	127
Room 5	13.64	147
First Floor		
Room 4	13.01	140
Room 3	9.18	99
Room 2	14.69	158
Room 1	13.08	141
Utility	5.29	57
Ground		
Ground (Sales)	83.85	903
Ground (Kitchen)	12.74	137
Ground (Utility)	10.05	108
Basement		
Cellar	Unknown	
TOTAL	218	2,345



Further Information

VAT: The property has been elected for VAT

Tenure: Freehold title no. 181155

EPC: C

Proposal: Guide Price of £1,850,000 Subject to Contract and exclusive of VAT. This price reflects a **low capital value of £788.91 per Sq Ft** and a **Reversionary Yield of 7.49%**, assuming standard purchasers costs of 6.8%.

Contact Details:

Roni Rosenberg

M: 07702 643 317

E: roni@ldg.co.uk

David Caldeira

M: 07368 333 545

E: david@ldg.co.uk

Misrepresentation Act 1967 Disclaimer:

These particulars are provided for general information purposes only and do not constitute an offer or contract. All statements contained herein are made without responsibility on the part of the vendor, lessor, or their agents. Any intending purchaser or tenant must satisfy themselves as to the accuracy of the information provided by inspection or otherwise. No representation or warranty is made by the vendor, lessor, or their agents, whether expressly or impliedly, as to the truth or accuracy of the particulars, and they shall not be liable for any error, omission, or misstatement under the Misrepresentation Act 1967 or otherwise.

