

ATTRACTIVE PUB/HOTEL FOR SALE OPPOSITE RAILWAY STATION



THE ANTIGALLICAN BAR & HOTEL, 428 WOOLWICH ROAD, CHARLTON, LONDON, SE7 8SU

- 50 m diagonally opposite Charlton Railway Station (15 mins journey time to London Bridge Station).
- Gross internal area approx. 948 sq m (10,200 sq ft).
- Licensed to sell alcohol until 1:30am on Friday and Saturday.
- Currently trading as a pub with 23 hotel rooms.
- Planning permission granted to extend the property to create 8 x flats above a pub with 2 x commercial units.
- May suit alternative uses (subject to obtaining the necessary consents).

FREEHOLD – with vacant possession upon completion

OFFERS INVITED (VAT will not be charged in addition)

SUBJECT TO CONTRACT sole selling rights

LONF550

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Location

The pub is situated within the Royal Borough of Greenwich approximately 10 kilometres (6 ¼ miles) south east of the central London. It fronts the southern side of Woolwich Road (A206) at its junction with Charlton Church Lane. The Stadium of Charlton Athletic Football Club (The Valley) is located less than 300 metres to the south east. Charlton Village is located a short distance to the south. The River Thames lies approximately 700 metres to the north. Both Greenwich Shopping Park and Stone Lake Retail Park are situated within close proximity. Nearby national operators include: M&S, Asda, Starbucks, Frankie & Bennie's, Costa Coffee and Curry's PC World.

Charlton Railway Station lies diagonally opposite the pub and is serviced by South Eastern Railway which provides frequent trains into London Bridge Station with a journey time of approximately 15 minutes. A bus stop lies nearby and a number of bus routes also run along the Woolwich Road.

A location plan is attached.

Description

A prominent, landmark corner property dating back to the mid to late 1800's, built on three storeys over part basement with a single storey extension to the rear. The upper parts benefit from self-contained access. The accommodation is summarised as follows:-

- Ground floor** The ground floor trading area is largely open plan bar are serviced from a central 'U' shaped bar servery with a separate room to the side which is fitted with a stage and DJ booth. A set of customer wc's lie to the front and side of the trading area. Seven en-suite letting bedrooms accessed via an enclosed court yard from the building's Woolwich Road frontage.
- First floor** Provides nine bedrooms, four of which benefit from en-suites, two shower rooms and a separate wc.
- Second floor** Kitchen and six further bedrooms, two of which benefit from en-suites and three bathrooms and a shower room.
- Basement** Comprises cold beer store and general ancillary storage areas.

A set of floor plans and a site plan are attached.

The approximate gross internal floor areas are calculated to be:-

Ground floor	386 sq m (4,153 sq ft)
Basement	165 sq m (1,776 sq ft)
First floor	231 sq m (2,485 sq ft)
Second floor	166 sq m (1,786 sq ft)
Total	948 sq m (10,200 sq ft)

Using the online Promap measuring system the building footprint and site area are calculated to be: -

Building Footprint	418 sq m (4,497 sq ft)
Total Site Area	470 sq m (5,057 sq ft)

NB: The areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

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

Licensing

From enquiry of the Royal Borough of Greenwich it has been ascertained that the Premises Licence permits the sale of alcohol between the hours of 9:00 am until 12:30 am Sunday to Thursday and from 9:00am until 1:30am on Friday and Saturday.

Planning

The building is locally listed and is not situated within a conservation area. The following planning application was granted by Royal Borough of Greenwich Planning Development on 29th August 2017:

“Construction of a two storey side extension, enlargement of basement and conversion of existing hotel and part of the public house into eight self-contained flats and two additional commercial units (retail unit and gymnasium).”

Further information on the consented scheme are available from the Local Authority’s website:

<https://planning.royalgreenwich.gov.uk/online-applications/> entering the following Planning Reference No. ‘15/2272/F’.

A full set of the consent floor plans are available upon request.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £47,500 with effect from 1st April 2017.

Tenure

Freehold with vacant possession upon completion.

Basis of Sale / Letting

Offers are invited on an unconditional basis for the freehold interest with vacant possession upon completion.

The freeholder will also consider letting the property on a new free-of-tie lease. All terms to be negotiated.

(We have been advised that this property is not elected for VAT purposes and therefore VAT will not be charged in addition to the purchase price.)

Viewings & Further Information

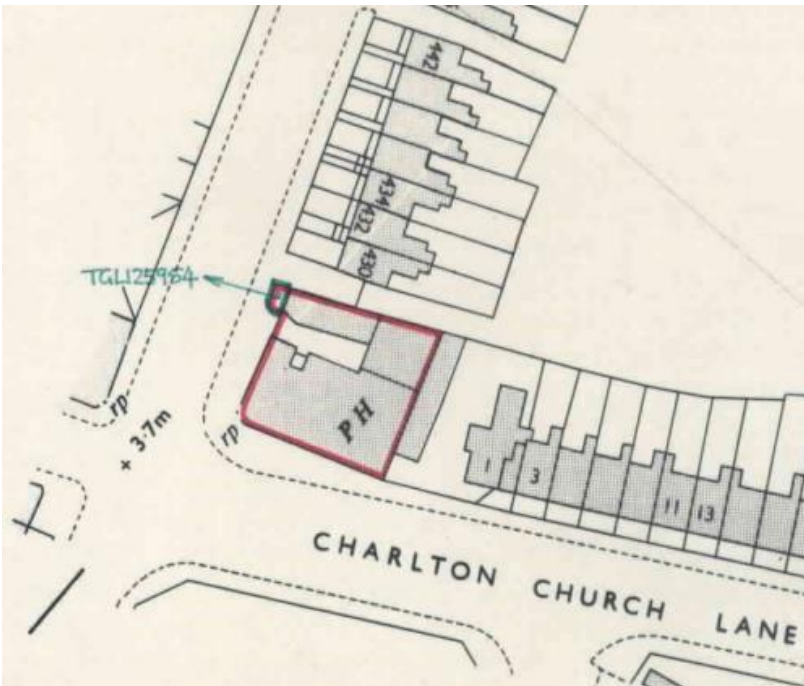
The pub is currently open and trading and prospective purchasers are requested to undertake discrete customer inspections in the first instance. Please do not engage in conversation with any customers or staff regarding this sale/letting.

For further information or to register to attend on of the above open viewing sessions, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or Email: panayiotis.themistocli@agg.uk.com.



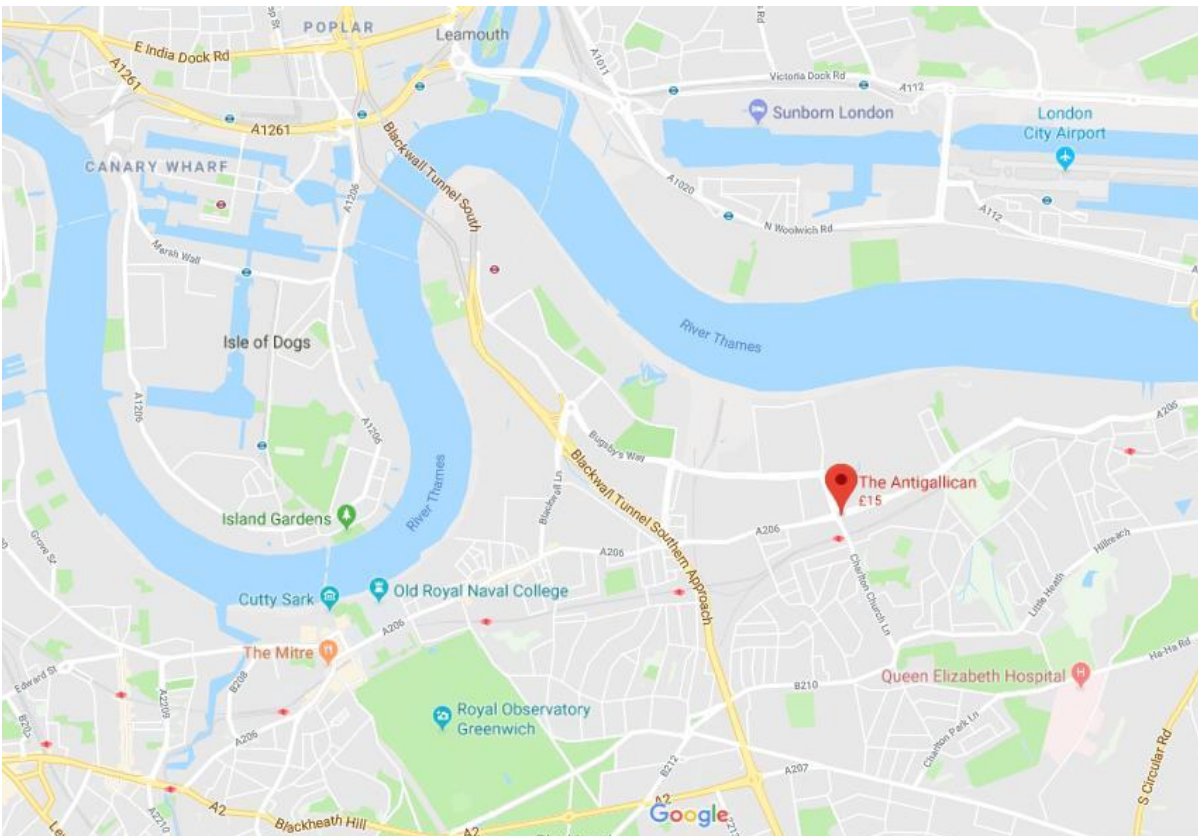
Rear Elevation

Site Plan



NB: The area edged green has been removed from the Title and is not included within this sale.
Source: Land Registry. Not to scale - Provided for indicative purposes only.

Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.

EPC

Energy Performance Certificate HM Government
Non-Domestic Building

Antigallican
428 Woolwich Road
LONDON
SE7 8SU

Certificate Reference Number:
0170-0933-6139-2509-9096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+	Net zero CO ₂ emissions
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

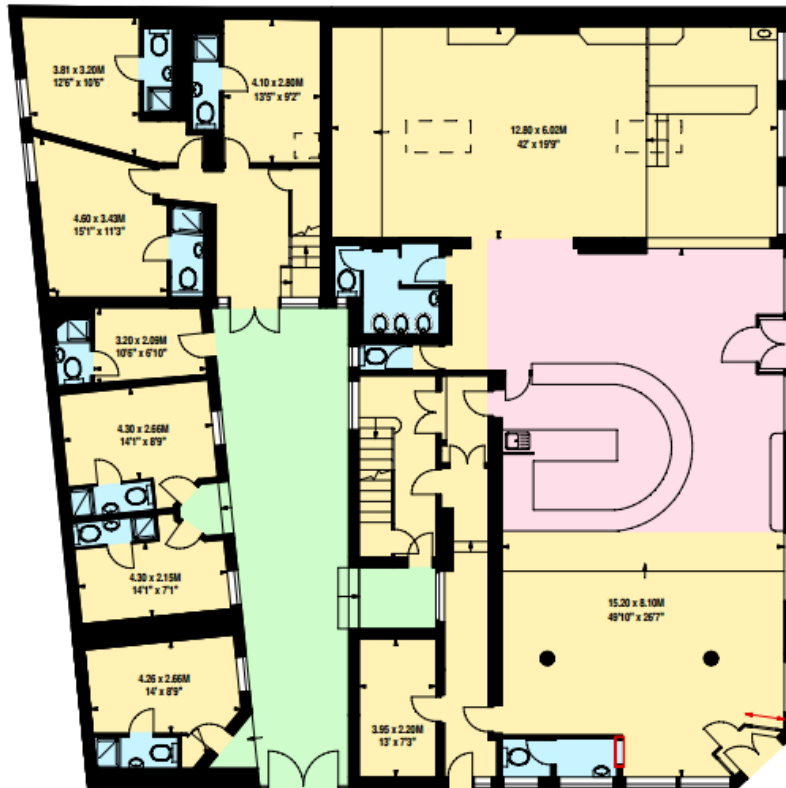
68 This is how energy efficient the building is.

Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows: 3/1 If newly built 9/1 If typical of the existing stock
Building environment: Heating and Natural Ventilation	
Total useful floor area (m ²): 727	
Building complexity (NOS level): 3	
Building emission rate (kgCO ₂ /m ² per year): 192.94	
Primary energy use (kWh/m ² per year): 1112.37	

Floor Plans

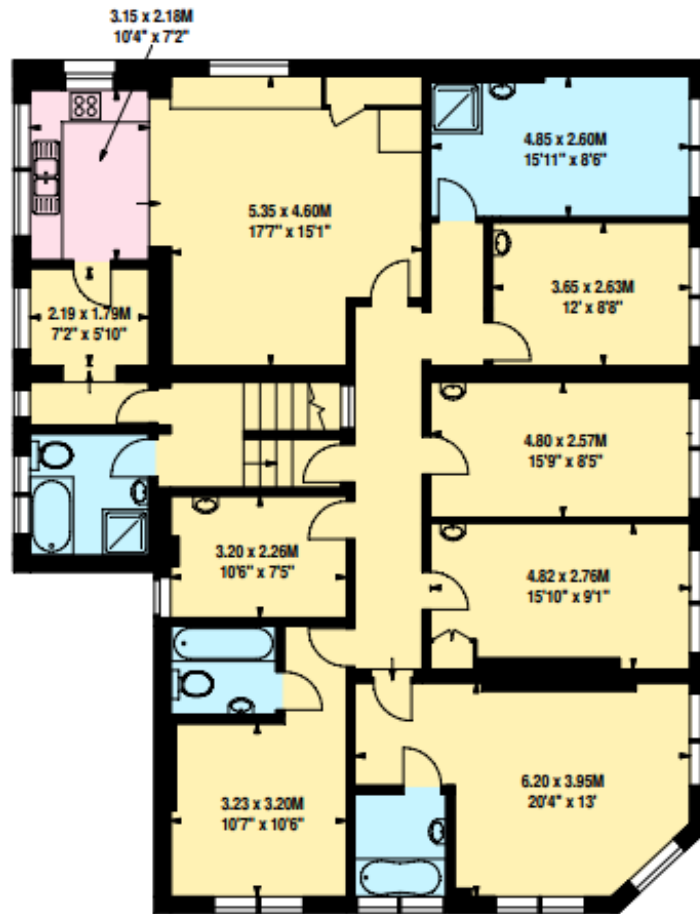
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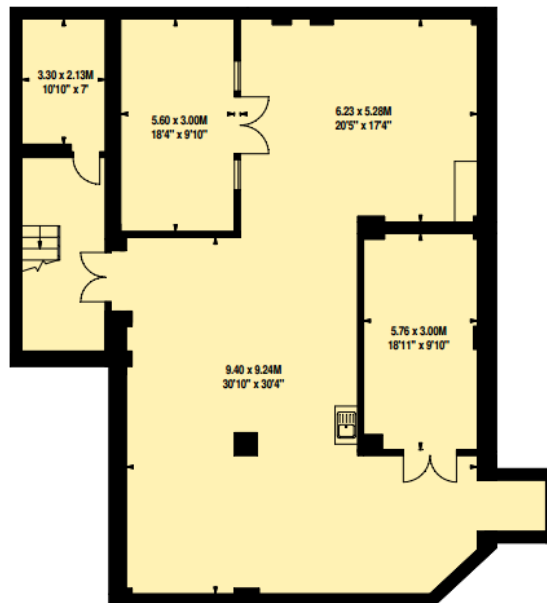
Ground Floor



First Floor



Second Floor



Basement