



### THE GREYHOUND, 109 PECKHAM HIGH STREET, LONDON, SE15 5SE

- Prominent corner High Street pub
- Freehold for sale with vacant possession upon completion or:
- Ground Floor and Basement To Let
- Licenced to sell alcohol from 9:00am until 1:00am every day
- Planning permission granted to create six flats above a ground floor and basement public house

**ENTIRE PROPERTY AVAILABLE FREEHOLD** – with vacant possession upon completion; Or

**RENTAL OFFERS INVITED FOR THE GROUND FLOOR AND BASEMENT** – Free of Tie, All terms to be negotiated

**OFFERS INVITED** (VAT will be payable in addition)

**SUBJECT TO CONTRACT** sole letting/selling rights

[LONL311](#) / [LONF539](#)

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## Location

The property is situated within the London Borough of Southwark approximately 5 Km (3 miles) south east of central London. It fronts Peckham High Street (A202) at its junction with Peckham Hill Street (B215). The immediate area comprises a mixture of commercial uses and residential accommodation. A sizeable college lies within close proximity. The pub lies circa 500 metres to the north of Peckham Rye Railway Station which provides frequent and direct services into London Bridge with a journey time of just 13 minutes.

A location plan is attached.

## Description

An attractive semi-detached corner Victorian public house constructed over three storeys above part basement beneath a parapet wall. The ground floor and basement are currently trading as an A4 Public House (as defined by the April 2016 Use Classes Order). The upper parts are in use as ancillary residential accommodation and comprises nine bedrooms with a communal kitchen and bathroom facilities.

In the event that a letting is agreed for the ground floor and basement, the landlord is open minded and can either hand over the property in shell condition or will consider fitting out the premises depending upon the tenant's requirements.

A site plan and a set of proposed floor plans of the consented scheme are attached.

The pub unit will have the following approximate gross internal areas: -

Ground Floor	120 sq m (1,291 sq ft)
Basement	180 sq m (1,937 sq ft)
<b>Total</b>	<b>300 sq m (3,228 sq ft)</b>

NB: The floor areas set out 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 pub will be connected to all mains services.

## Licensing

The pub benefits from a Premises Licence which permits the sale of alcohol from 9:00 am until 1:00 am every day.

## Planning

From informal enquiry of the London Borough of Southwark we have established that the property is not listed but lies within the Rye Lane Conservation Area. The following application was granted on 29<sup>th</sup> September 2017:-

**Erection of a side extension to the existing building and a new mansard roof to provide a total of 6 two-bedroom residential units (5 x 2bed, 3 person flats and 1 x 2bed, 4 person flat), together with enlargement of existing basement.**

**Southwark Council Planning Application Reference no. 17/AP/0069**

A copy of the planning application decision notice and floor plans are available upon request.

## Rating Assessment

The property is listed as a public house and premises in the 2010 rating list with a rateable value of £10,750. The draft 2017 Rateable Value is £16,500. NB: The Rateable value may change once the development has finished.

### Basis of Sale / Letting

The freeholder will give consideration to either:-

1. Selling the freehold interest of the entire property with vacant possession upon completion.  
Unconditional offers are invited (VAT is applicable in addition).
2. Granting a new free-of-tie lease for the ground floor and basement, rental offers invited for a new 20 year free-of-tie lease, all terms to be negotiated (VAT will be payable in addition to the rent).

### Viewings

The pub is currently open and trading so a discreet customer inspection is strongly recommended in the first instance. The staff, management and customers are unaware of the landlord's intentions to either sell or let the building.

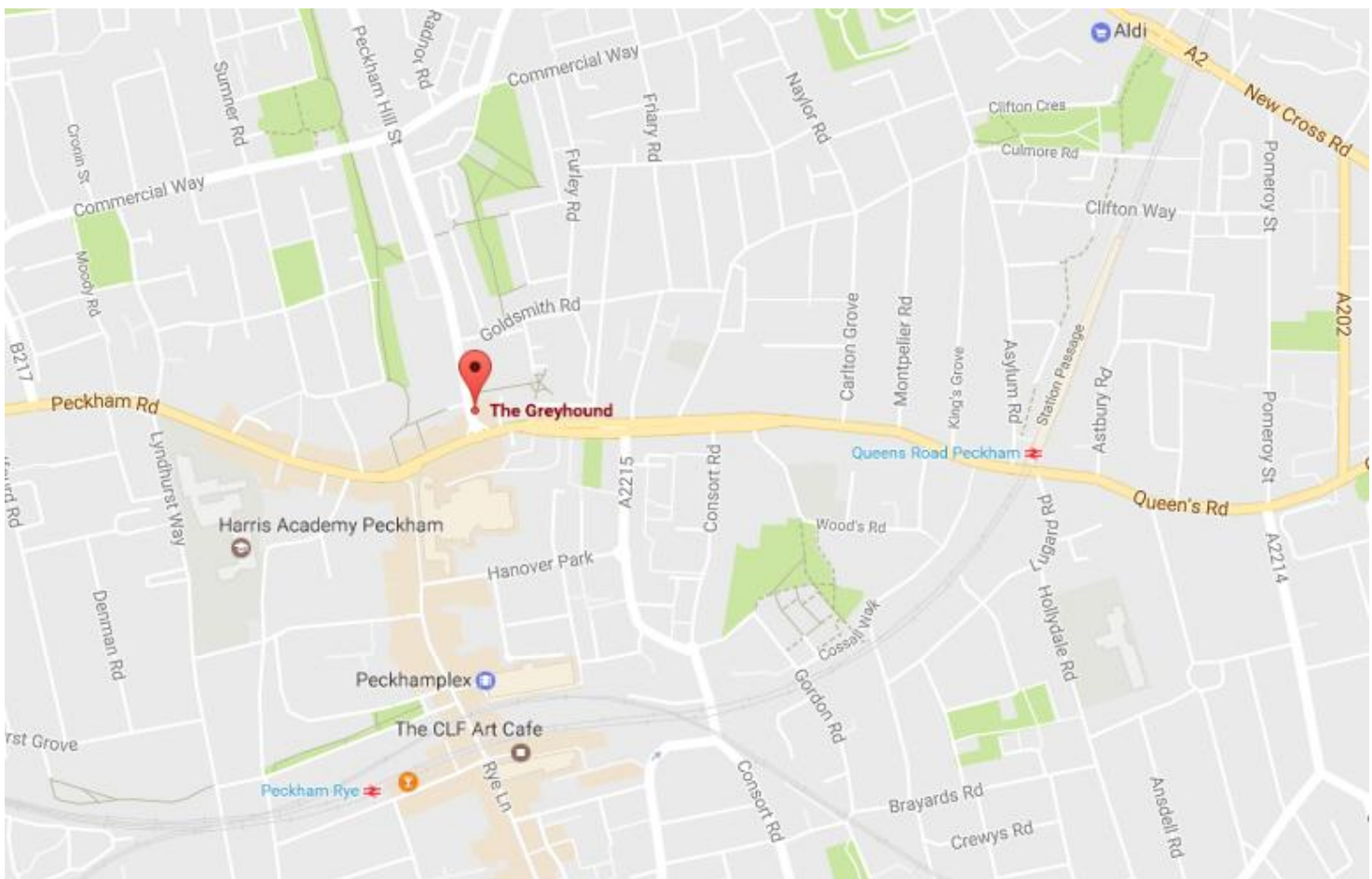
**On no account should the staff, management or customers be approached in connection with this sale/letting.**

For further information or to arrange a viewing, please contact Panayiotis Themistocli on either tel: 020 7836 7826 or email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

### EPC

A has been requested and will be available in due course.

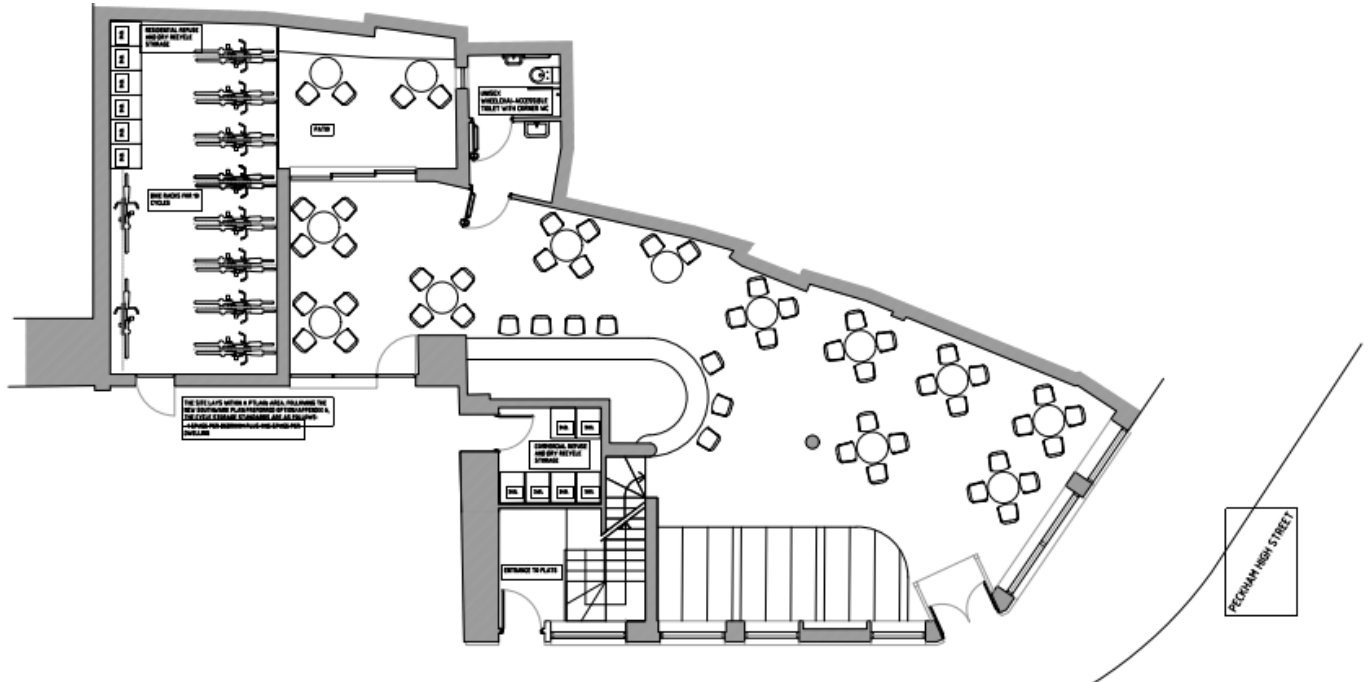
### Location Plan



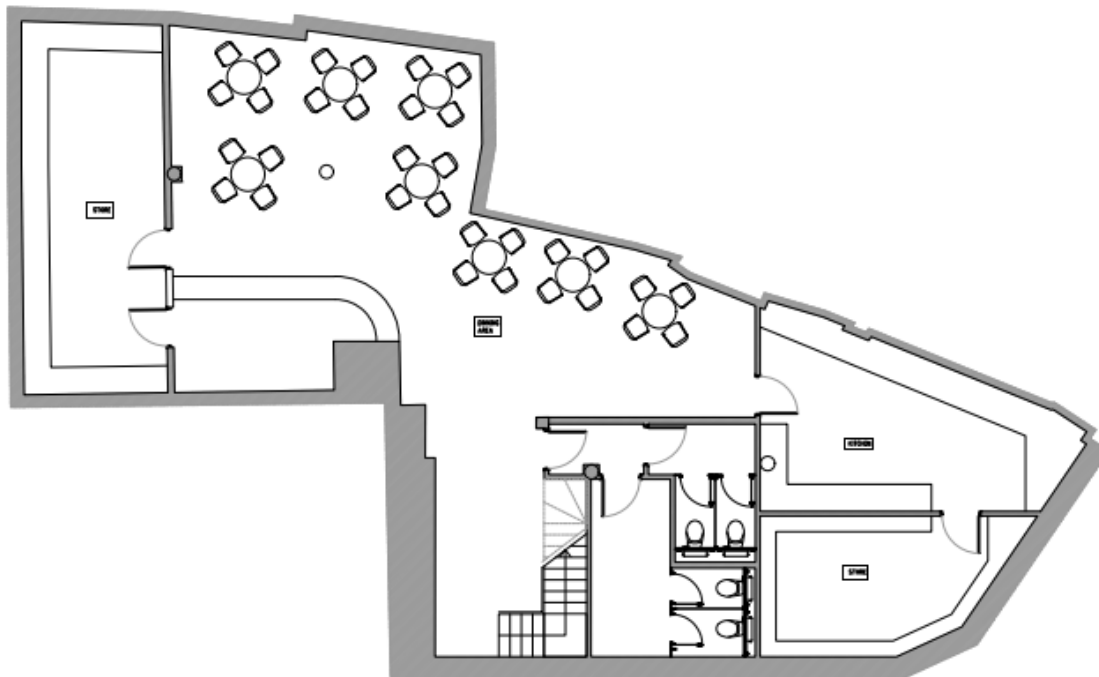
Source: Google Maps. Not to scale - Provided for indicative purposes

## Proposed ground floor plan

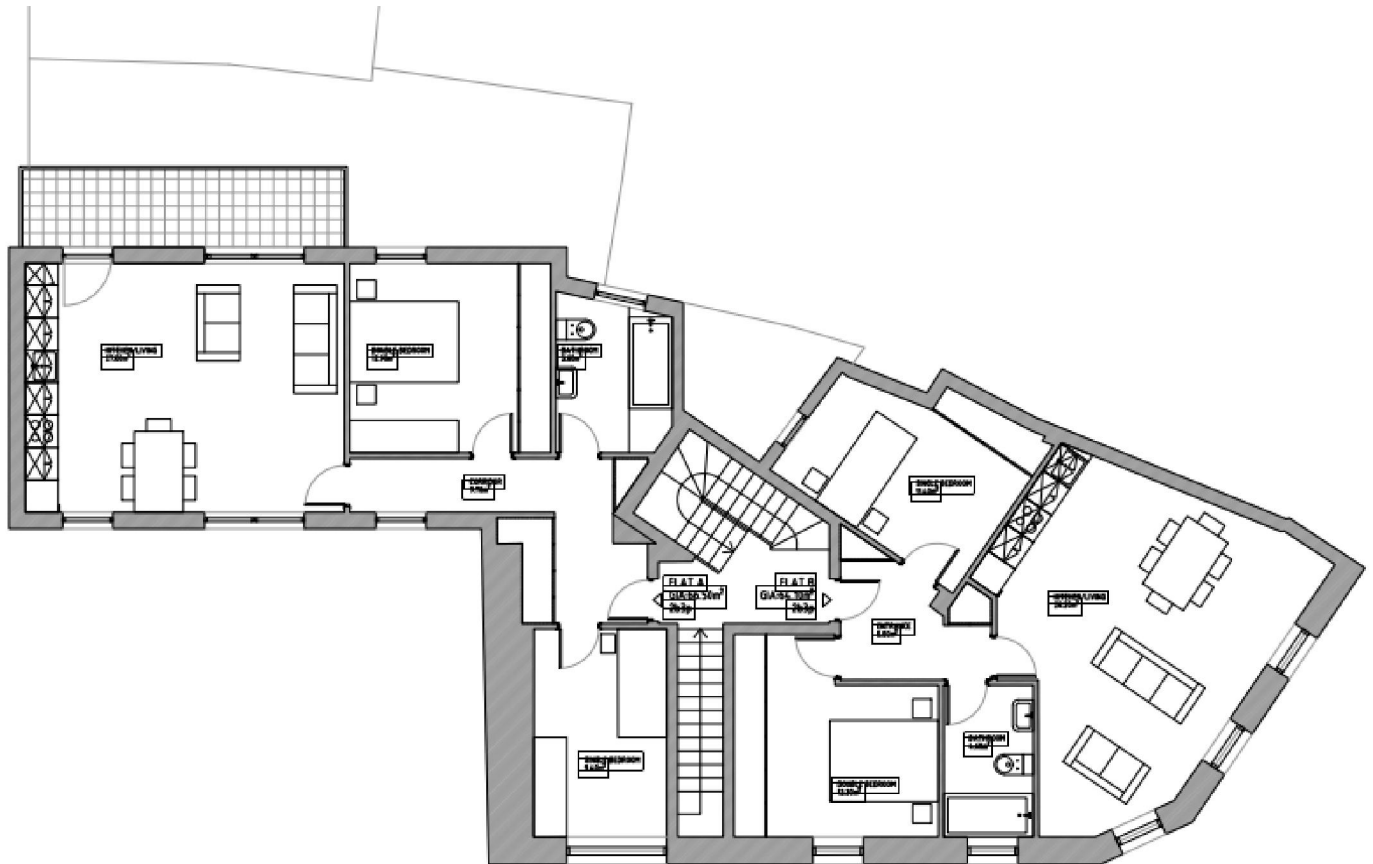
NB: Not to scale - Provided for indicative purposes only



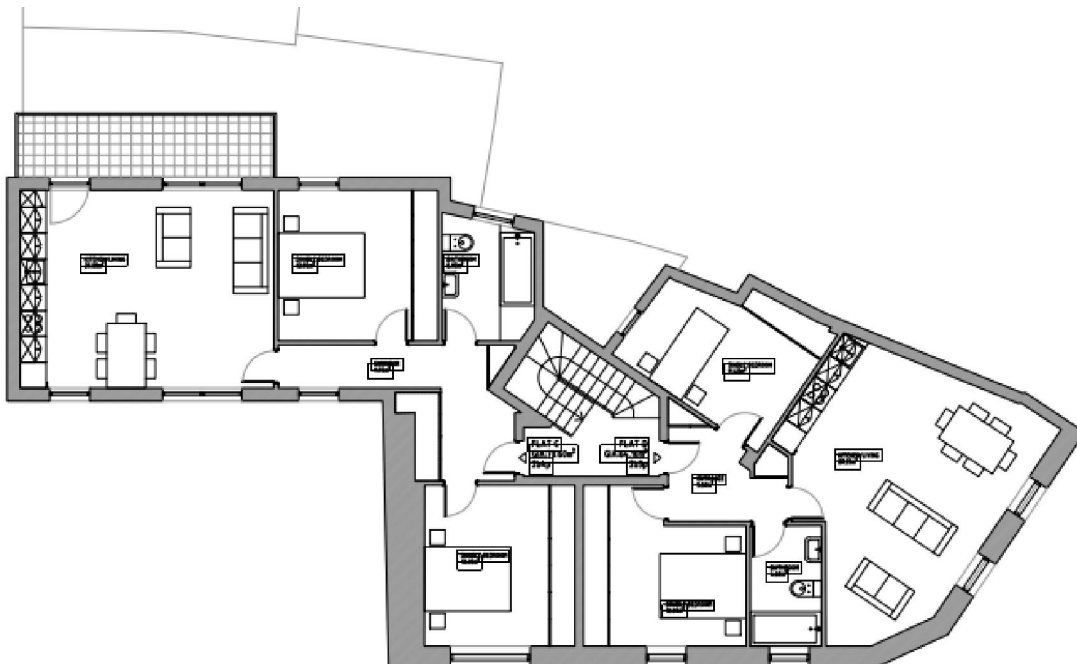
## Proposed basement floor plan



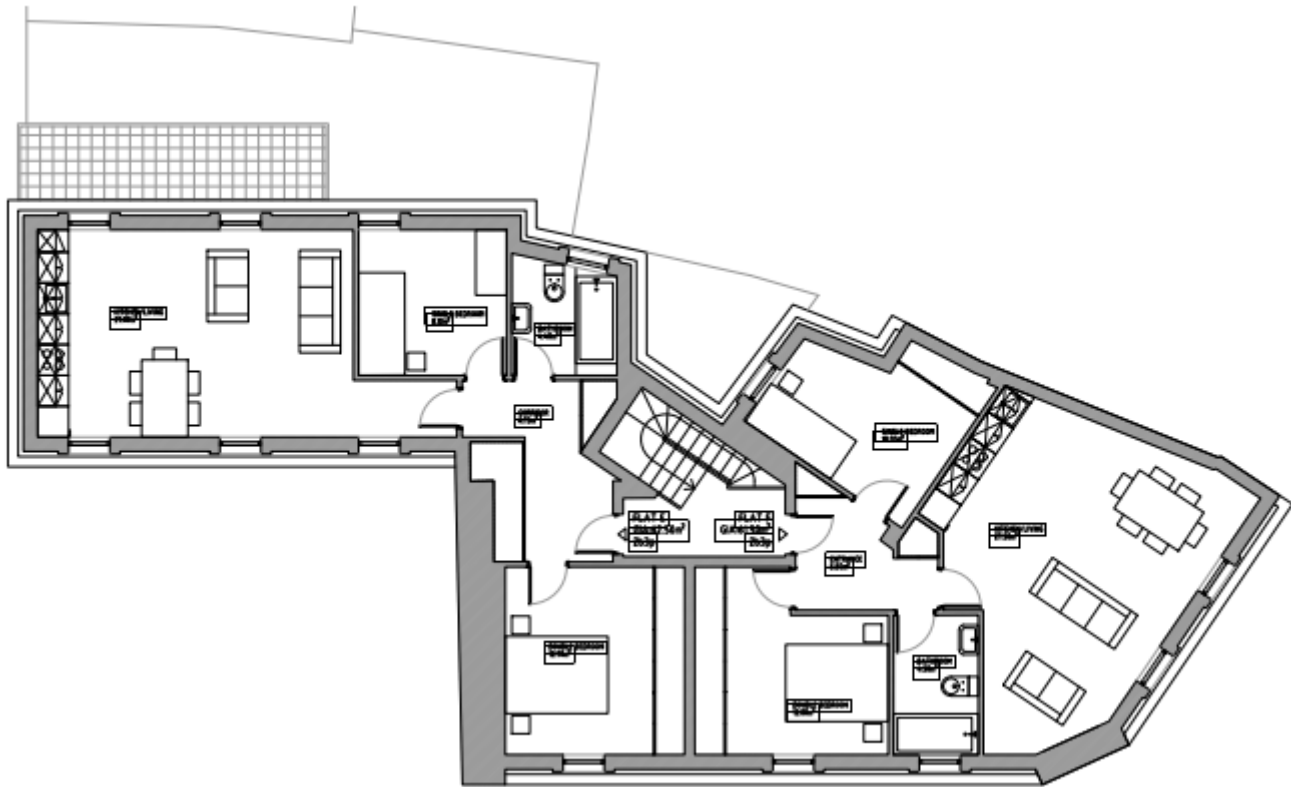
## Proposed first floor plan



## Proposed second floor plan



## Proposed third floor plan - mansard roof extension



## Site plan



Not to scale - Provided for indicative purposes only