

FREEHOLD PUB FOR SALE

Old Kent Road, SE1

**THOMAS A BECKET, 320 OLD KENT ROAD, LONDON, SE1 5UE**

- A rare opportunity to acquire a landmark substantial corner building.
- Self-contained upper parts with ten bedrooms generating an income of £73,740pa.
- Three floors of domestic accommodation above pub premises.
- Vacant pub below
- Total gross internal area approx. 747 sq m (8,040 sq ft)

FREEHOLD**UNCONDITIONAL OFFERS INVITED** (plus VAT if applicable)**SUBJECT TO CONTRACT** - Sole Selling Agents

LONF555

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Location

The pub fronts the Old Kent Road (A2) at its junction with Albany Road (B204). The open space of Burgess Park lies opposite. The property is surrounded by a combination of commercial and residential land uses including a sizeable Tesco Superstore opposite and Southernwood Retail Park whose occupiers include: Argos, DFS and Sports Direct.

London Bridge and Borough are less than 2 kilometres (1 ¼ mile) to the north west and the Elephant and Castle Regeneration Area is less than 1.5 kilometres (one mile) to the north west.

It lies within Zone Two (as defined by Transport for London). Elephant and Castle (National Rail, Bakerloo and Northern Lines) and Borough (Northern Line) Underground stations are within 15 minutes walking distance. There is a bus stop to the front of the pub which provides numerous bus routes into the West-End and City.

Description

A land mark corner public house constructed over three storeys above part basement. The upper parts benefit from self-contained access off Albany Road. There is a trade patio to the rear which measures approximately 48 sq m (516 sq ft).

Internally the pub is set out as follows:

Basement	Cold beer store with ancillary storage areas.
Ground floor	Open trading area with a central bar servery. A trade kitchen and a set of customer WC's to the rear.
First floor	Reception room, kitchen, four bedrooms, two bathrooms and a roof terrace.
Second floor	Kitchen, five bedrooms, bathroom and shower room.
Third floor	Kitchen, bathroom, and three bedrooms.

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

Basement	140.9sq m (1,517 sq ft)
Ground floor	216.6sq m (2,332 sq ft)
First floor	129.3 sq m(1,393 sq ft)
Second floor	129.3 sq m(1,393 sq ft)
Third floor	87.8 sq m (946 sq ft)
Roof Terrace	42.6 sq m (459 sq ft)
Total	746.8 sq m (8,040 sq ft)

NB: The floor 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 London Borough of Southwark it is understood the property has a Premises Licence permitting the sale of alcohol from 11.00am until 11.30pm Sunday to Thursday, 11.00am until 00.30am on Saturday and Sunday.

Planning

From informal enquiry of the London Borough of Southwark it has been established that the property is neither listed nor situated within a conservation area. The pub was listed an Asset of Community Value with effect from 22nd June 2015 and we have been advised that a local community group have not exercised their right to purchase the pub. The first, second and third floors are listed as being a House in Multiple Occupation (HMO).

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £20,100 with effect from April 2017.

Tenure

Freehold property subject to AST's on the upper floors which generate an income of £73,740.

Viewing

Viewings are strictly by appointment only. For further information, please contact James Grimes or Annabel Magnay on Tel: 020 7836 7826 or Email: james.grimes@agg.uk.com / annabel.magnay@agg.uk.com



Google Maps. Not to scale - Provided for indicative purpose