SOUTH EAST LONDON FREEHOLD PUB FOR SALE WITH LARGE GARDEN
TOTAL SITE AREA APPROX. 0.35 ACRE

PLUME OF FEATHERS, 282 PLUMSTEAD HIGH STREET, LONDON, SE18 1JT

- Total site area approx. 0.35 of an acre (1,395 sq m or 15,010 sq ft).
- Surrounded by a mixture of commercial and residential accommodation.
- Car parking for up to seven vehicles to the side.
- Approx. 1 kilometre south east of Plumstead Railway Station.
- May suit alternative uses (subject to obtaining the necessary consents).

FREEHOLD – with vacant possession upon completion
UNCONDITIONAL OFFERS INVITED
(VAT will be payable in addition to the purchase price)
SUBJECT TO CONTRACT sole selling rights

Source of above plan: Promap – Not to Scale

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.
Location

The pub located within an area administered by the Royal Borough of Greenwich approximately 15 kilometres (9 ½ miles) south east of central London. It fronts the south side of Plumstead High Street (A206) near its junction with Purett Road.

The area comprises a mixture residential accommodation and retail properties. The open space of St Nicholas Gardens lies opposite. Plumstead Railway Station lies approximately one kilometres to the north west which provides frequent services into London Bridge Station with the fastest journey time being around 25 minutes.

Location plans are attached.

Description

The pub is detached, set out over three storeys with an extensive trade garden and car parking for seven vehicles to the side. The internal configuration is as follows:-

- **Ground floor**
  - Trading area decorated in a traditional style, split level, fitted with single bar servery, kitchen, male and female customer wc’s.

- **First floor**
  - Lounge room, two bedrooms and a bathroom

- **Second floor**
  - Two bedrooms

- **Basement**
  - Cold beer store and general ancillary storage area.

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

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

<table>
<thead>
<tr>
<th>Floor Level</th>
<th>Area</th>
<th>(sq m) (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground floor</td>
<td>147</td>
<td>1,583</td>
</tr>
<tr>
<td>First floor</td>
<td>93</td>
<td>1,000</td>
</tr>
<tr>
<td>Second floor</td>
<td>44</td>
<td>473</td>
</tr>
<tr>
<td>Basement</td>
<td>61</td>
<td>656</td>
</tr>
<tr>
<td>Total</td>
<td>345</td>
<td>3,712</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Metric</th>
<th>Area</th>
<th>(sq m) (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pub Building Footprint</td>
<td>195</td>
<td>2,110</td>
</tr>
<tr>
<td>Total Site Area</td>
<td>1,395</td>
<td>15,010</td>
</tr>
</tbody>
</table>

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.

Rating Assessment

The property is listed as a ‘Public House and Premises’ and has a Rateable Value of £20,700 with effect from 1st April 2017.

Licensing

The Premises Licence permits the sale of alcohol from 11:00am until midnight Sunday to Thursday and until 2:00 am on Friday and Saturday.
Planning
From informal enquiry of the Royal Borough of Greenwich we have established that the property is Grade II Listed and situated within the Plumstead Common Conservation Area. The property was added to the Local Authority’s register of Assets of Community Value on 14th February 2014 for five years, its ACV designation expired in February 2019.

EPC
EPC rating ‘E’ (101). A copy of the EPC is set out below.

Tenure
Freehold with vacant possession upon completion.

Basis of Sale
Unconditional Offers invited

Viewings & Further Information
Prospective purchasers are requested to undertake an external inspection in the first instance. For further information or to organise a viewing, please contact Panayiotis Themistocli on either Tel: 020 7836 7826 or email: panayiotis.themistocli@agg.uk.com.

Site Plan

Source: HM Land Registry. Not to scale - Provided for indicative purposes only.
3D Aerial View

Source: Google Earth. Not to scale - Provided for indicative purposes only.
Location Plans

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