



PUB FOR SALE OR TO LET

South Norwood, London

BEEHIVE PH, 47 WOODSIDE GREEN, SOUTH NORWOOD, LONDON, SE25 5HQ

- Approx. 1 km south of Norwood Junction railway station – circa 12 mins journey time into London Bridge station.
- Available for sale freehold with vacant possession or to let (all terms to be agreed).
- Residential accommodation to the upper parts.
- Trade garden.

RENTAL OFFERS AND FREEHOLD OFFERS INVITED

(VAT will be payable in addition)

SUBJECT TO CONTRACT sole selling / letting rights

[LonF584](#) / [LonL471](#)

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Location

The property is situated within the London Borough of Croydon approximately 2 ½ kilometres (1 ½ miles) north east of Croydon town centre. It fronts Woodside Green (B234) close to its junction with Dickenson's Place. The immediate area comprises predominantly low-rise period residential properties with a parade of shops nearby.

Norwood Junction railway station lies approximately one kilometre to the north which provides frequent and direct services into London Bridge station with the fastest journey time being around 12 minutes. The journey time from Norwood Junction into West Croydon station is around three minutes.

A location plan is attached.

Description

The pub is detached and constructed over two storeys with a painted and rendered elevation to the front and exposed brickwork elevations to the rear. There is a single storey extension and conservatory to the rear. A trade garden lies to the side. Internally the ground floor has an open plan trading area fitted with a single side servery and a set of customer wc's to the side. There are various ancillary storage areas and beer cellar to the rear.

The first floor provides residential accommodation.

A ground floor layout plan and a site plan are attached.

We have been advised that the building has the approximate gross internal areas: -

Ground Floor	232 sq m (2,496 sq ft)
First Floor	116 sq m (1,280 sq ft)
Total	348 sq m (3,776 sq ft)
Trade Garden	225 sq m (2,420 sq ft)

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 historically held a premises licence which permitted the sale of alcohol from 10:00am until 11:30pm on Sunday to Wednesday and from 10:00am until midnight on Thursday to Saturday. Should a purchaser or a tenant require a premises licence the freeholder will sell or let the property subject to a new premises licence being obtained.

Planning

From informal enquiry of the London Borough of Croydon we have established that the building is locally listed but is not situated within a conservation area.

Rating Assessment

The property is listed within the current (2017) rating list as a 'Public house and Premises' with a rateable value of £28,200.

Basis of Sale or Letting

The owner is inviting offers for the freehold interest with vacant possession upon completion or rental offers for a new free-of-tie lease. A new 20-year lease is available, all terms to be negotiated (VAT will be payable in addition).

Viewings

The pub is currently closed and boarded, an external inspection is recommended in the first instance. 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.

EPC

Energy Performance Certificate HM Government
Non-Domestic Building

The Building: 47 Woodside Green, LONDON, SE23 5HQ
Certificate Reference Number: 9490-3022-0066-0090-7395

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	1-23
B	23-50
C	51-58
D	59-88
E	89-100
F	101-130
G	131-150

Less energy efficient

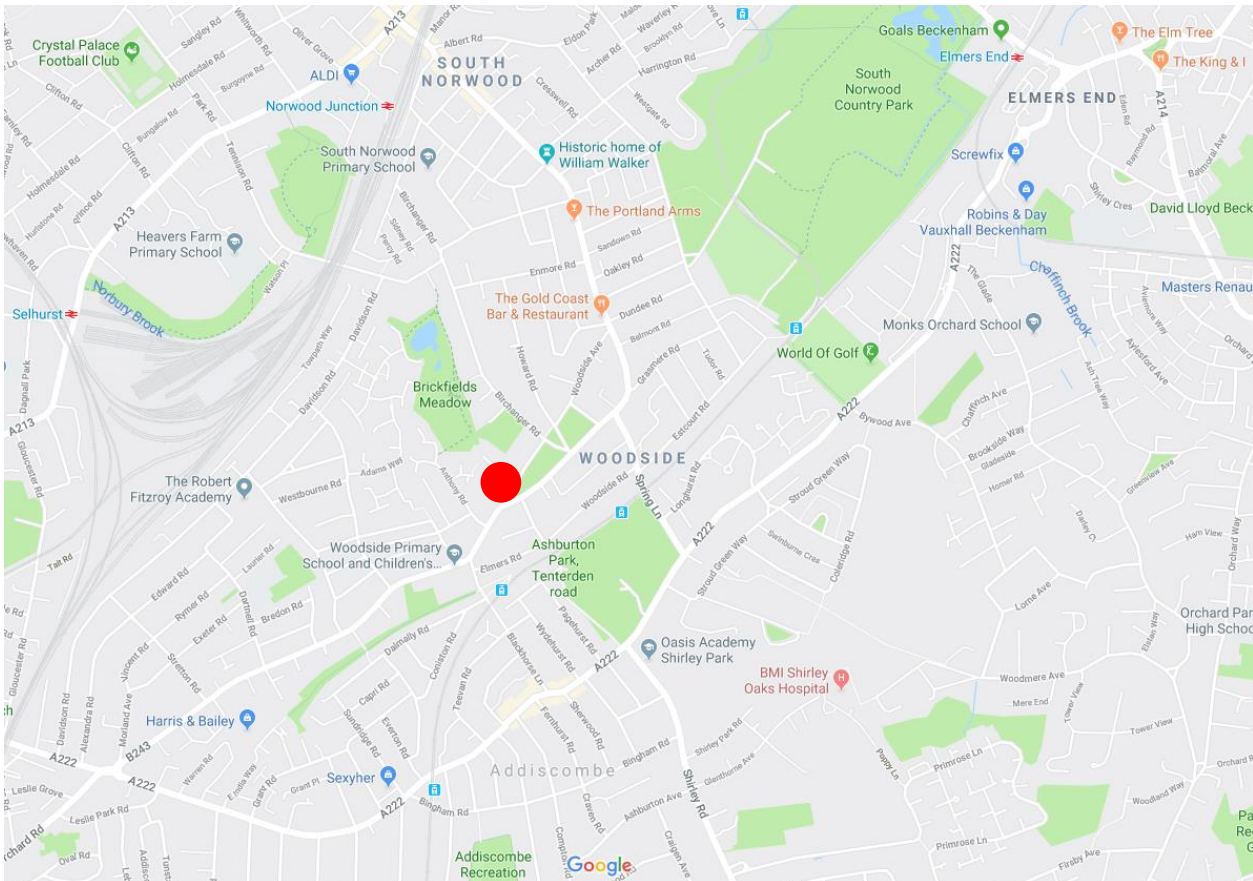
Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	304
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	153.74
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one would have ratings as follows:	
3.0	# newly built
3.7	# typical of the existing stock

Location Plan



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

Ground Floor Layout



NB: Not to scale - Provided for indicative purposes only. Floor areas provided are all approximate and are not to be relied upon.

Site Plan



NB: Source: Promap. Not to scale - Provided for indicative purposes only.