

GROUND FLOOR & BASEMENT FULLY FITTED PUB  
VIRTUAL FREEHOLD FOR SALE OR TO LET



PECKHAM, SOUTH LONDON  
TRENDY, SOUGHT AFTER LOCATION

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

- Prominent corner High Street pub.
- Ground floor and basement recently renovated.
- Licenced to sell alcohol from 9:00am until 1:00am every day.
- Two external trading areas.

**GROUND FLOOR & BASEMENT**

AVAILABLE EITHER ON A VIRTUAL FREEHOLD BASIS OR TO LET

OFFERS INVITED

SUBJECT TO CONTRACT sole letting/selling rights

LONL311

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## Location

The property is situated within the London Borough of Southwark approximately five kilometres (three 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 Mountview College lies within close proximity. It 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

The unit is set out over ground floor and basement of an attractive recently renovated four storey building. The pub benefits from two external areas. The ground floor trading area is largely open plan, fitted with a single bar servery, a set of customer male, female and disabled wc's. The premises benefit from two external trading areas. The basement provides an additional trading area, kitchen, cold beer store, office, ancillary storage area and a set of male and female customer wc's. A set of floor plans are attached.

The pub has the following approximate gross internal areas: -

<b>Ground Floor</b>	120 sq m (1,291 sq ft)
<b>Basement</b>	180 sq m (1,937 sq ft)
<b>Total</b>	300 sq m (3,228 sq ft)
<b>Enclosed rear patio</b>	17 sq m ( 182 sq ft)
<b>Patio (off Peckham Hill St)</b>	30 sq m ( 322 sq ft) – not demised, occupied by way of an annual licence

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 is 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.

## Rating Assessment

The property is listed as a Public house and Premises with a rateable value of £16,500.

## Basis of Sale or Letting

The virtual freehold interest of the ground floor and basement are available on a virtual freehold basis, seeking premium offers for a long-leasehold interest at a peppercorn rent. Alternatively, the premises is available to let on a new free of tie lease, all terms to be negotiated (VAT will be payable in addition to the rent).

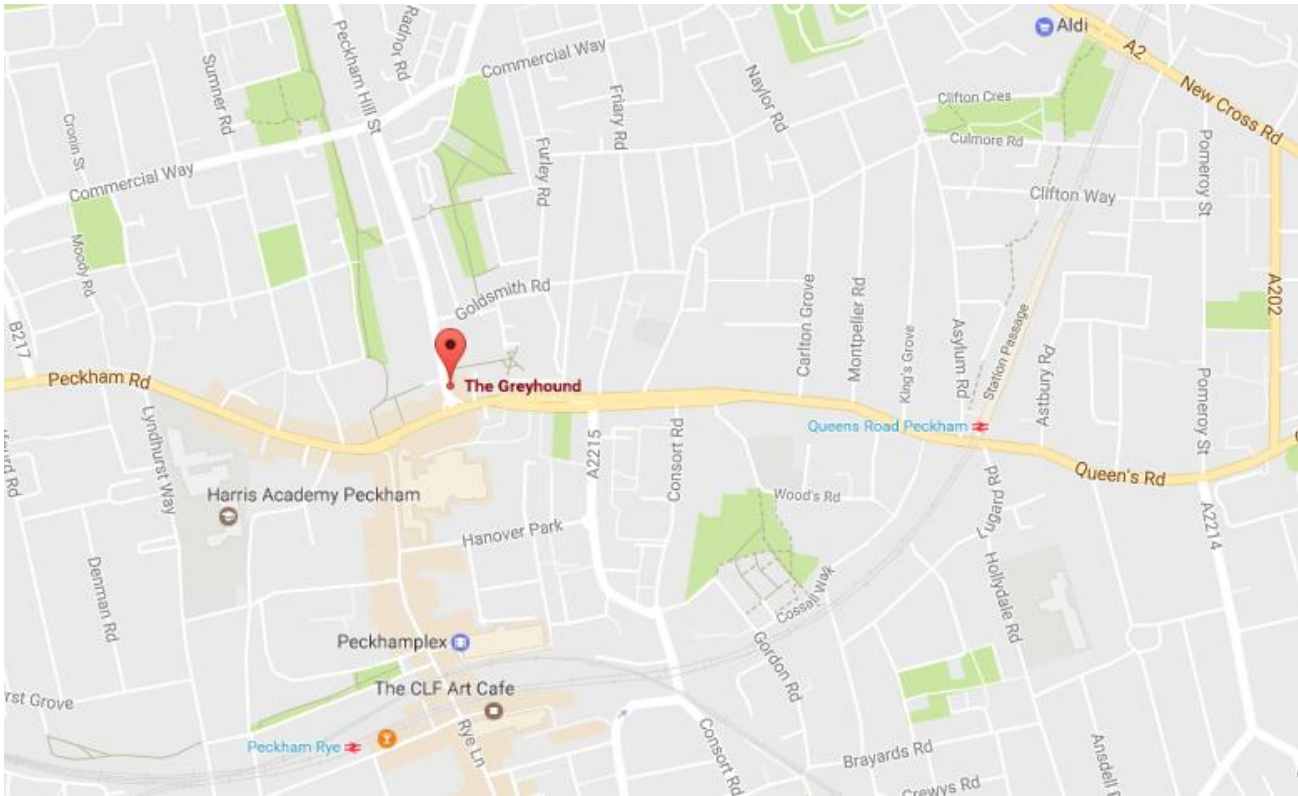
## Viewings

An external inspection is strongly 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](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

## Site plan

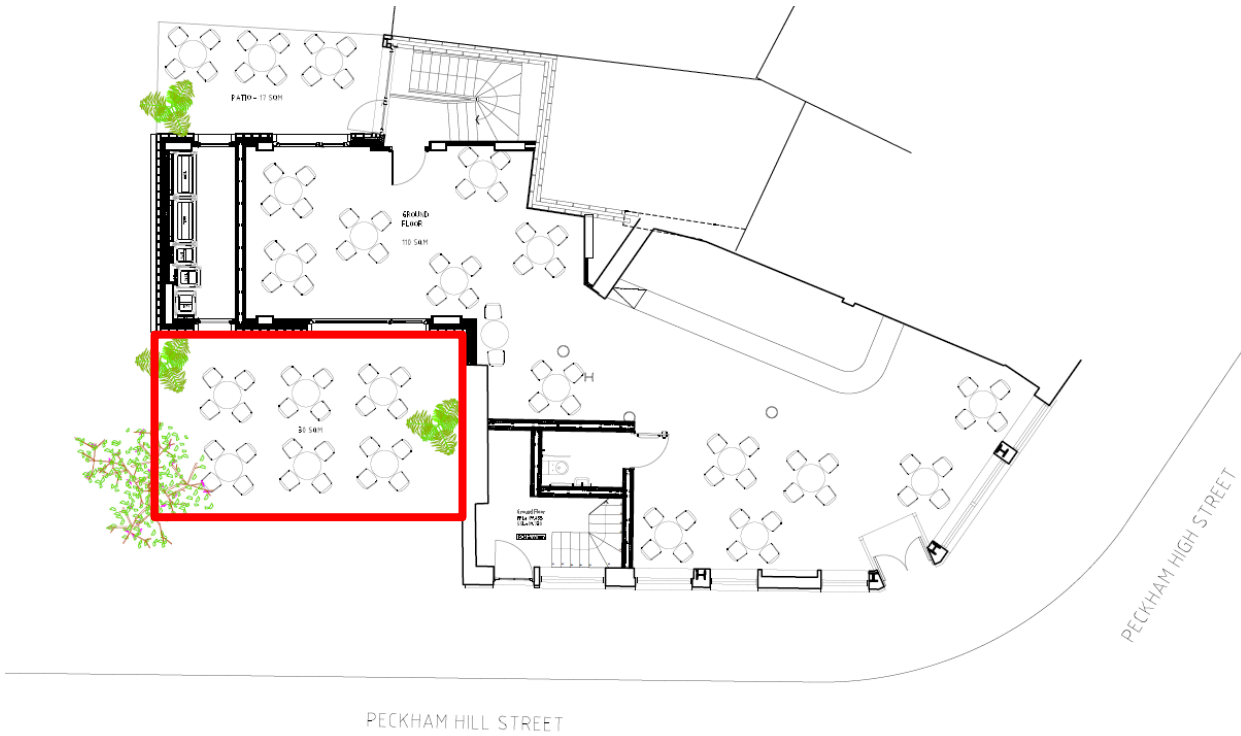


Not to scale - Provided for indicative purposes only



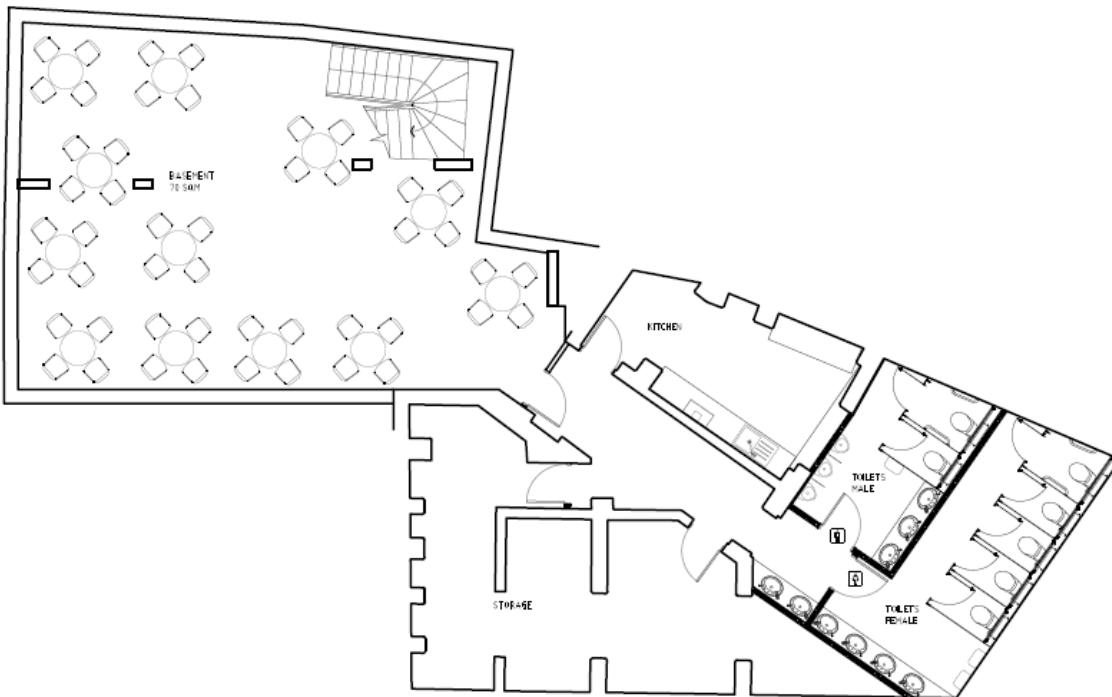
## Ground floor plan

NB: Not to scale - Provided for indicative purposes only. Layout may change.



NB:- The external trade patio to the front edged in red on the above plan will not be demised within the lease. It will be occupied by way of an annual pavement licence from the London Borough of Southwark at a fee of approximately £480 per annum.

## Proposed basement floor plan



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

## Proposed side elevation of completed scheme



Peckham Hill Street frontage