

PUBLIC HOUSE TO LET

Catford/Bellingham, London



THE PERRY HILL, 78-80 PERRY HILL, LONDON, SE6 4EY

- Substantial roadside public house in South East London suburb.
- Vast ground floor trading space & 5 large double bedrooms on the first floor.
- Total site area of circa 1,496 sq m (16,107 sq ft).
- Large outdoor trade area to the rear.
- Circa 10 private car parking spaces to the front.
- New 15 year lease available.
- Rental offers invited in excess of £50,000 per annum.

RENTAL OFFERS INVITED FOR A NEW LEASE – Terms to be agreed

SUBJECT TO CONTRACT – Sole Letting Agents

LONL478

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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 property is situated on the corner where Perry Hill meets Clarens Street approximately a 15-minute walk from both Catford Bridge and Lower Sydenham mainline train stations. Trains to Blackfriars take approximately 25 minutes. Catford has been identified in the London Plan as one of the 35 major centres in Greater London and is undergoing extensive regeneration. The surrounding area comprises predominantly low-rise residential accommodation.

A location is plan attached.

Description

Basement	Large cellar with ancillary stores/staff room. Two cellar drops to either side of the basement.
Ground Floor	Large open plan trading area, with central oval shaped bar servery. Benefits from extremely good natural light. Trading kitchen to rear. Customer WC's.
First Floor	5 large double bedrooms with good natural light. One domestic kitchen. Two Bathrooms. Self-contained access by a separate entrance to the public house.
External	Circa 10 car parking spaces to the front. Large trade garden and separate ancillary yard to rear.

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

Basement	140.54 sq m (1,512 sq ft)
Ground Floor	278.39 sq m (2,996 sq ft)
First Floor	Not measured
Total	418.93 sq m (4,508 sq ft)

The above measurements are for guidance purposes only.

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

The pub benefits from a Premises License which permits the sale of alcohol from 11:00am – 23:00pm Monday to Thursday, 11:00am – 01:00 am Friday and Saturday and 12:00am – 23:00pm on Sundays.

Planning

From verbal enquiry of the London Borough of Lewisham it has been established that the property is not listed by English Heritage, but it does meet the Lewisham Local List criteria for local architectural and local historic interest. It does not lie within a conservation area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £35,500.

Tenure

The entire property is being offered by way of a new lease at a quoting rent of £50,000 per annum other terms to be negotiated.

Viewings & Further Information

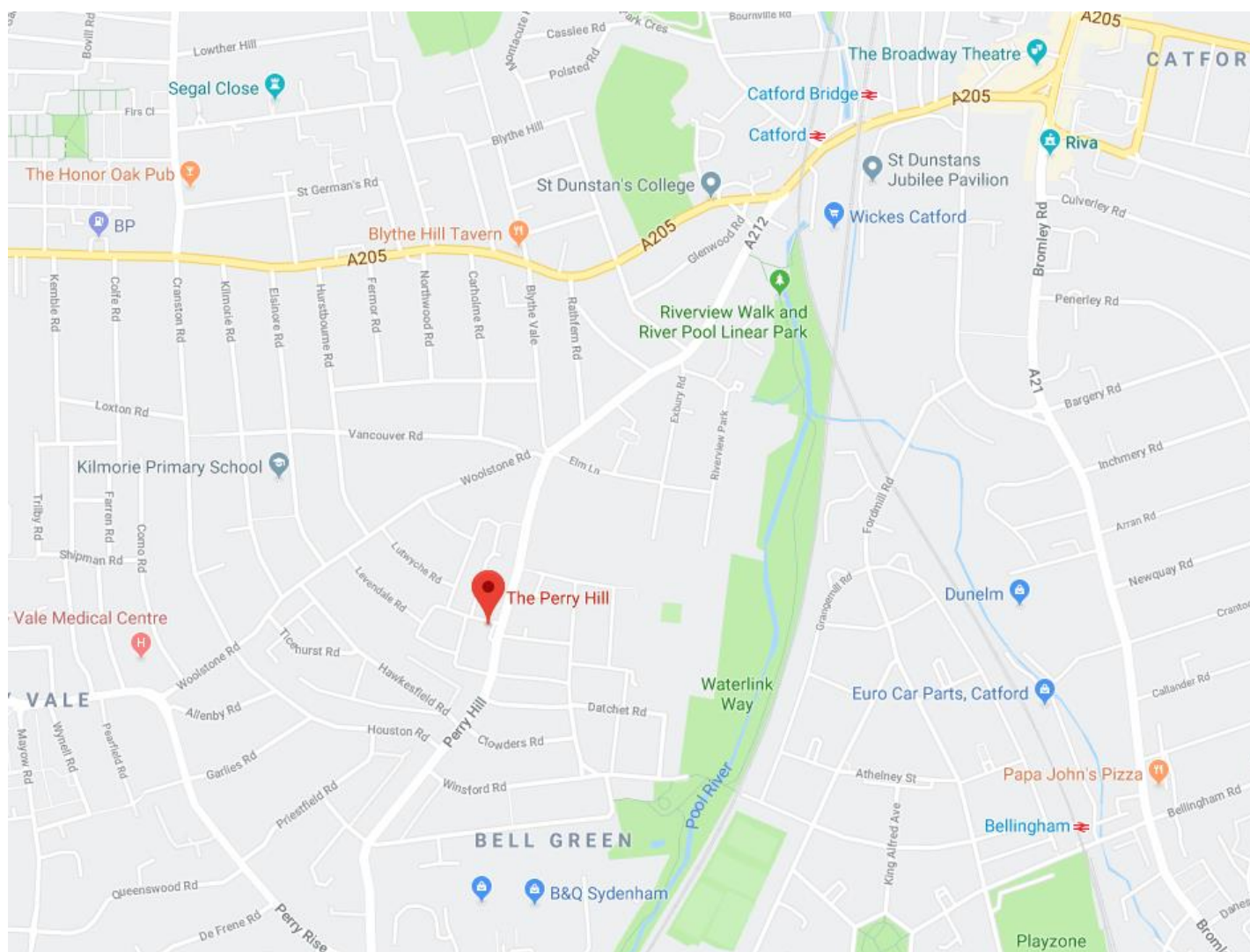
Two open viewings will be held:

1. Monday 29th July 2019 – 10:30am to 11:30am
2. Monday 5th August 2019 – 10:30am to 11:30am

For further information, please contact Charlie Craig or Michael Penfold on –

Tel: 020 7836 7826 or Email: charlie.craig@agg.uk.com / michael.penfold@agg.uk.com

Location Plan



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

EPC

Energy Performance Certificate

Non-Domestic Building

The Perry Hill

78-80 Perry Hill

LONDON

SE6 4EY

Certificate Reference Number:

0198-9858-7830-9800-4003

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

Less energy efficient

96

This is how energy efficient the building is.

Net zero CO₂ emissions

Technical Information

Main heating fuel:

Natural Gas

Building environment:

Heating and Natural Ventilation

Total useful floor area (m²):

506

Building complexity (NOS level):

3

Building emission rate (kgCO₂/m²):

110.69

Benchmarks

Buildings similar to this one could have ratings as follows:

35

If newly built

58

If typical of the existing stock

An EPC is available upon request

SITE PLAN

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

Parking

Rear Garden