

FORMER MANAGED PUBLIC HOUSE TO LET SUTTON TOWN CENTRE



COCK & BULL, 26 HIGH STREET, SUTTON, SM1 1HF

- Occupies a prominent town centre pitch in mixed commercial and residential location.
- Lies circa 50 metres north of railway station.
- Public house to ground and basement.
- Approximate total gross internal area of 362 sq m (3,896 sq ft).
- Late Premises Licence until 1:00am Thursday, Friday and Saturday.

STREET VIEW

GROUND FLOOR AND BASEMENT TO LET ON A NEW FREE-OF-TIE LEASE RENTAL OFFERS INVITED

SUBJECT TO CONTRACT sole letting rights

[LonL547](#)

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus
BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

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 lies within an area administered by the London Borough of Sutton approximately 17 kilometres (10 ½ miles) south west of central London (Charing Cross). It fronts Sutton's busy town centre gyratory system where the High Street intersects with Sutton Court Road (A232) in a mixed retail, commercial and medium to high rise residential location.

Nearby branded leisure operators include Nando's, Zizzi and Pizza Express in the blocks immediately opposite the pub, together with the entrance to Morrisons supermarket.

Sutton railway station (Southern and Thameslink services) lies circa 50m to the south which provides frequent and direct services into London Victoria with the fastest journey time of just over 30 minutes.

A location plan is attached.

Description

A substantial end of terrace corner building which was once used as a bank and which benefits from a triple aspect to Bank Mews at the rear.

The internal configuration of the pub is as follows:-

Ground floor Large 'U' shaped bar area with excellent natural daylight fitted in a quality lounge style with disabled wc.

Basement Used for pub storage purposes and comprising a beer store; wines and spirit's store; further storage; mechanical beer hoist.

We have been advised that the approximate gross internal areas are as follows:-

Ground	269 sq m (2,894 sq ft)
Basement	93 sq m (1,002 sq ft)
Total	362 sq m (3,896 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 property is connected to all mains services.

Planning

From informal enquiries with the London Borough of Sutton, we have established that the property is Grade II listed and lies within the 'Sutton Town Conservation Area'.

Licensing

The Premises Licence permits the sale of alcohol from 10.00am until midnight each weekday and until 1.00am on Thursdays, Fridays, and Saturdays.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £75,750.

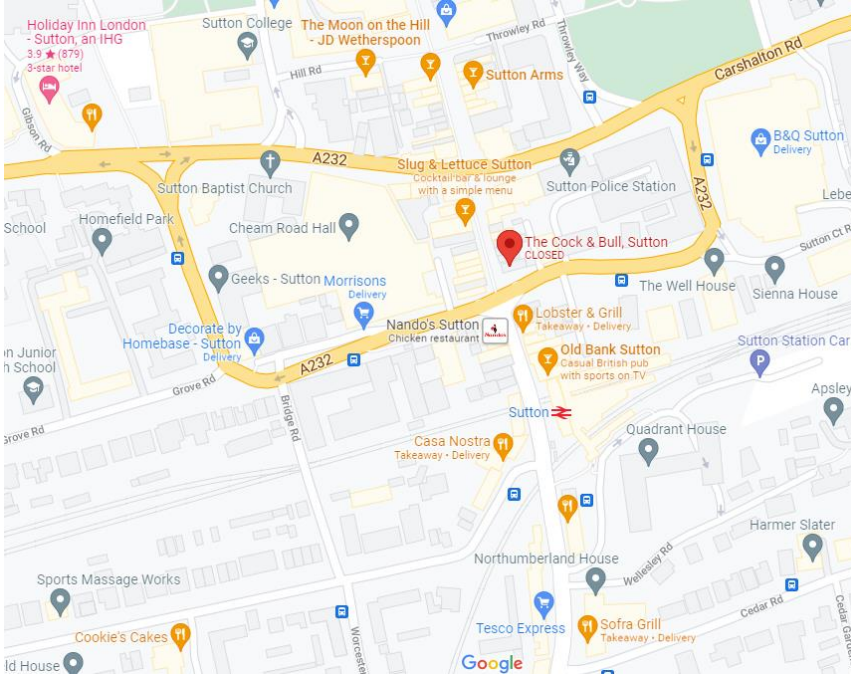
Basis of Letting

The ground floor and basement are available to let on a new free-of-tie lease, all terms to be negotiated (VAT will be payable in addition to the rent).

Viewing and Further Information

The pub is closed and has ceased trading. Prospective tenants are requested to undertake external viewings in the first instance. For further information or to organise an inspection please contact either James Grimes or Panayiotis Themistocli on – Tel: 07973 856 232 or Email: james.grimes@agg.uk.com or panayiotis.themistocli@agg.uk.com

Location Plan



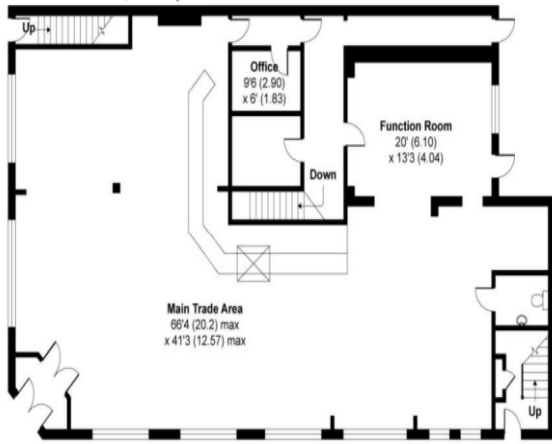
Source: Google Maps. Not to scale - Provided for indicative purposes

Site plan

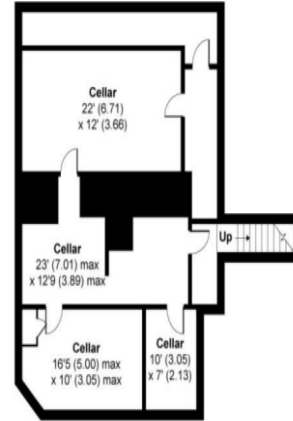


Not to scale - Provided for indicative purposes only.

Floor Plans



Ground floor

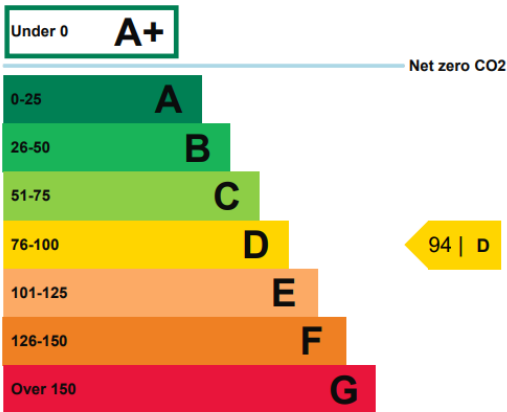


Basement

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

EPC

A The property has an EPC rating of 'D – 94', extract below.



Properties are given a rating from A+ (most efficient) to G (least efficient).