

NEW CROSS/PECKHAM – TO LET OR FOR SALE


**TELEGRAPH AT THE EARL OF DERBY PH, 87 DENNETT'S ROAD,
LONDON, SE14 5LW**

(Internet Photo)

- Attractive pub with many period features
- Within the Telegraph Hill Conservation Area
- Queen's Road Peckham Station approx 600m
- Well appointed bar and first floor function room
- Energy prices capped until 02-07-2023 and 29-04-2024 (electricity and gas respectively)
- Catering kitchen and a full floor of living accommodation
- New letting or for sale

GUIDE RENT - £52,000 per annum (VAT applicable)

GUIDE PRICE - £1,050,000 (VAT applicable)

SUBJECT TO CONTRACT sole rights

LONF650

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/Description

The pub is located in the Telegraph Hill Conservation Area with Telegraph Hill Lower and Upper Parks being situated between 300 and 450m south east of the pub. Down town Peckham is approximately a kilometre to the west, frequent train services run from Queen's Road Peckham, New Cross Gate and Nunhead Stations, all within 850m.

The ground floor and first floor trade areas have period stature and poise, high ceilings, large window reveals, each with a pair of fireplaces. A bespoke and appropriate inventory is in situ, the catering kitchen is fully equipped, including an electric hoist/dumbwaiter to the bar. There is a trade terrace at the front of the property.



Ancillary accommodation includes a ground floor disabled wc/baby changing facility, male and female customer wc's. At second floor level there is living accommodation comprising of two bedrooms, lounge, kitchen and bathroom. The basement comprises usual storage/cellarage facilities and there is a rear yard and an external staircase providing secondary access/escape to the first floor.

From measurements taken on site the following approximate gross internal floor areas are calculated:-

Ground floor	152 sqm (1,627 sq ft)
First floor	85 sqm (918 sq ft)
Second floor	85 sqm (918 sq ft)
Basement	59 sqm (636 sq ft)
Total	381 sqm (4,099 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on these when making any offer 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 contracting to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services. There is air-conditioning to the ground and first floor bar areas. Gas costs are capped until 29-04-2024, electricity until 02-07-2023 and can be 'notionally commuted' to a new occupier.

Licensing

The property is permitted to sell alcohol between the hours of 10:00am until 11:40pm Sunday to Thursday and 10:00am until 00:40am Friday and Saturday.

Planning

From informal enquiry of Lewisham Council, we understand that the property is not listed, but it situated in the Telegraph Hill Conservation Area.

Rating Assessment

The property is listed as a "Public house and premises" with a rateable value of £23,750.

Basis of Letting

The property is available by way of a new lease for a term of 20 years, the tenant having usual full repairing and insuring responsibilities and subject to five yearly rent reviews. The incoming tenant will be required to purchase the 'trade inventory' at valuation. The guide rent is £52,000 per annum.

Basis of Sale

The freehold interest is available for sale with vacant possession inclusive of the trade inventory. The guide price is £1,050,000.

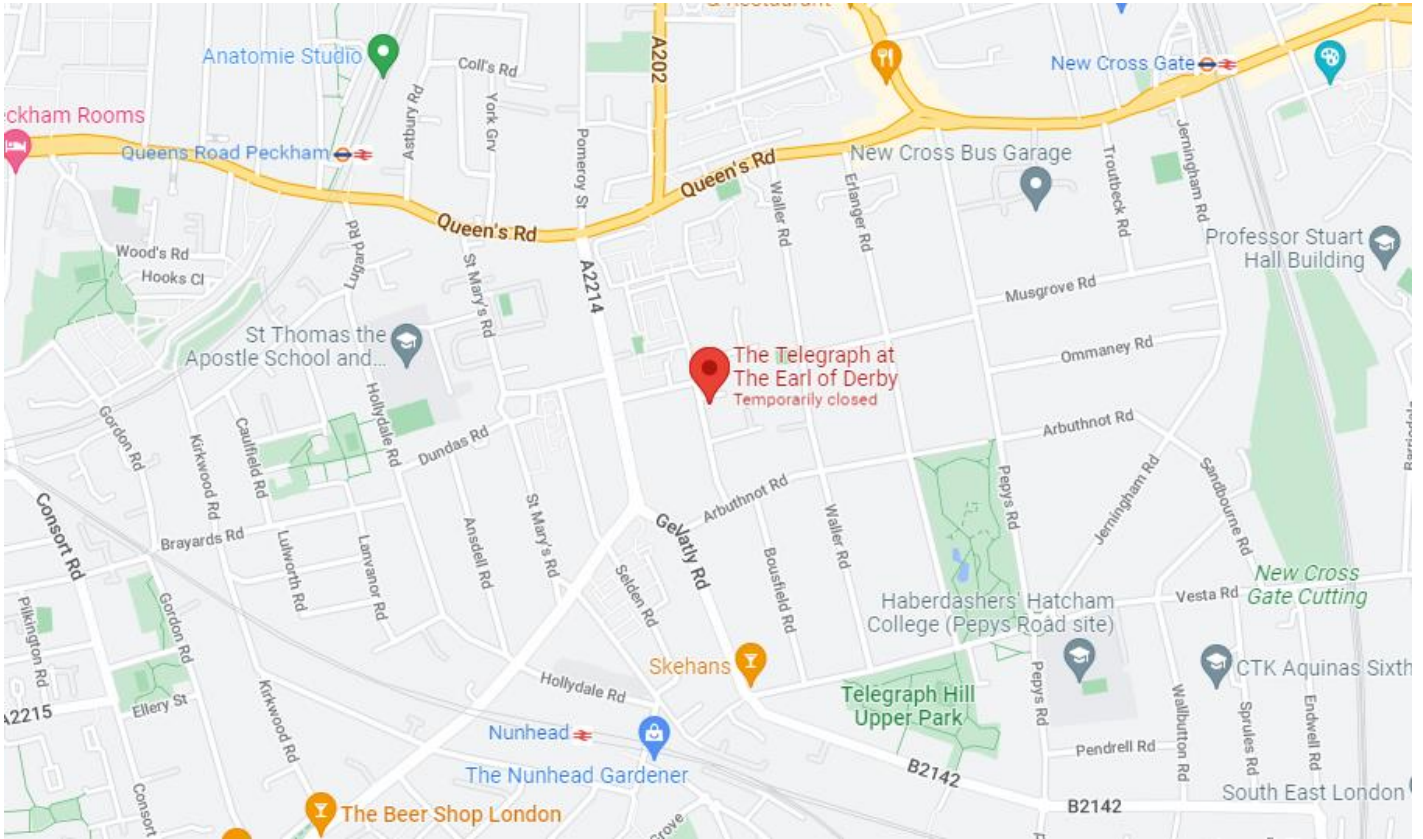
Viewing and Further Information

For further information and to discuss the matter, please contact David Gooderham on Tel: 020 7836 7826 or Email: david.gooderham@agg.uk.com

EPC

An EPC is being prepared.

Location Plan



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