

## LEWISHAM - TOWN CENTRE PUB FOR SALE OR TO LET

**FORMER SUTTONS RADIO PUBLIC HOUSE, 139-141 LEWISHAM HIGH STREET, LONDON, SE13 6AA**

- Prime, high-footfall town centre pitch.
- Ground floor and basement public house opportunity.
- Shell condition with extensive incentives / rent free period available from the landlord.
- The landlord will consider letting the ground floor and basement to a pub operator or alternative user (subject to obtaining the necessary consents).

**REDUCED FOR SALE OR TO LET WITH VACANT POSSESSION UPON COMPLETION**

GUIDE PRICE £1,350,000 + VAT IF APPLICABLE

RENTAL OFFERS IN THE REGION OF £40,000 PER ANNUM FOR THE GROUND FLOOR AND BASEMENT

SUBJECT TO CONTRACT – sole selling/letting agent

LonF620

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## Location

The site lies within an area administered by the London Borough of Lewisham approximately 10 kilometres (six miles) south east of central London. It fronts the eastern side of Lewisham High Street near its junction with Albion Way. The surrounding area comprises a mixture of commercial and residential properties with 'Lewisham Open Market' to the front and Lewisham shopping centre opposite which is owned by Land Securities and earmarked for re-development to provide over 2,500 new homes.

The pub lies within a designated town centre which is currently underserved by public houses and other similar night-time hospitality venues. It is considered that the area will also experience a significant uplift in residential accommodation in the short to medium term due to the completion of Phase-2 of the Lewisham Gateway development and the expected redevelopment of Lewisham Shopping Centre.

Lewisham Station (South Eastern Rail Services and Docklands Light Railway) lies approximately 500 metres to the north which provides frequent services into central London (Charing Cross) has a journey time of around 18 minutes and circa 15 mins to Canary Wharf.

A location plan is attached.

## Description

An imposing town centre, four storey mid-terraced property beneath a parapet wall with a concrete clad ground floor elevation and red-brick elevations to the upper parts. The entire property has been stripped-out to shell condition.

An internal photograph, a set of historic layout floor plan and a site plan are attached.

We have been advised that the property has the following approximate areas:-

<b>Building Footprint</b>	233 sq m (2,507 sq ft)
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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.

## Licensing

It is understood that the property previously held a premises licence which permitted the sale of alcohol from 10:00am until midnight on Sunday to Wednesday and from 10am until 1:00am on Thursday to Saturday. A new letting to a pub operator will be conditional upon a new premises licence being obtained.

## Planning

From informal enquiry of the London Borough of Lewisham, we have established that the property is not listed by English Heritage as being of Special Architectural or Historical Interest and nor is it situated within a conservation area.

## Rating Assessment

The property is listed within the current (2017) Rating List with a Rateable Value of £40,500.

## Basis of Sale or Letting

Inviting unconditional offers in the region of £1,350,000 for the virtual freehold/ long-leasehold interest with vacant possession upon completion for the ground floor and basement.

Rental offers are invited for a new, free-of-tie lease, all terms to be negotiated. Guide rent £40,000 per annum for the ground floor and basement public house only in its current shell condition, **extensive incentives / rent free period available from the landlord**, all terms to be negotiated. VAT will be payable in addition to the purchase price / rent.

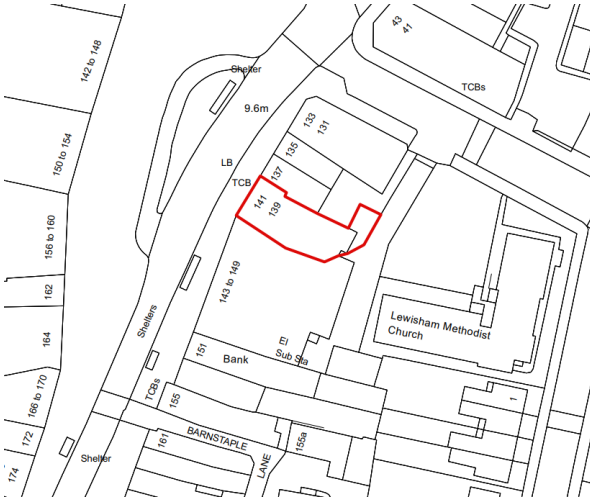
## Viewings & Further Information

For further information or to organise a site visit, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

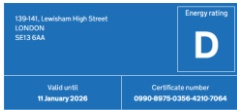
## Site Plan



Not to scale - provided for indicative purposes only.

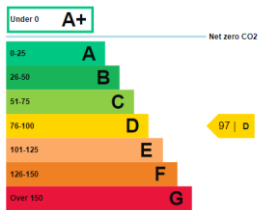
## EPC

EPC Rating "D" 97 – extract below.



### Energy efficiency rating for this property

This property's current energy rating is D.





## Additional Photos

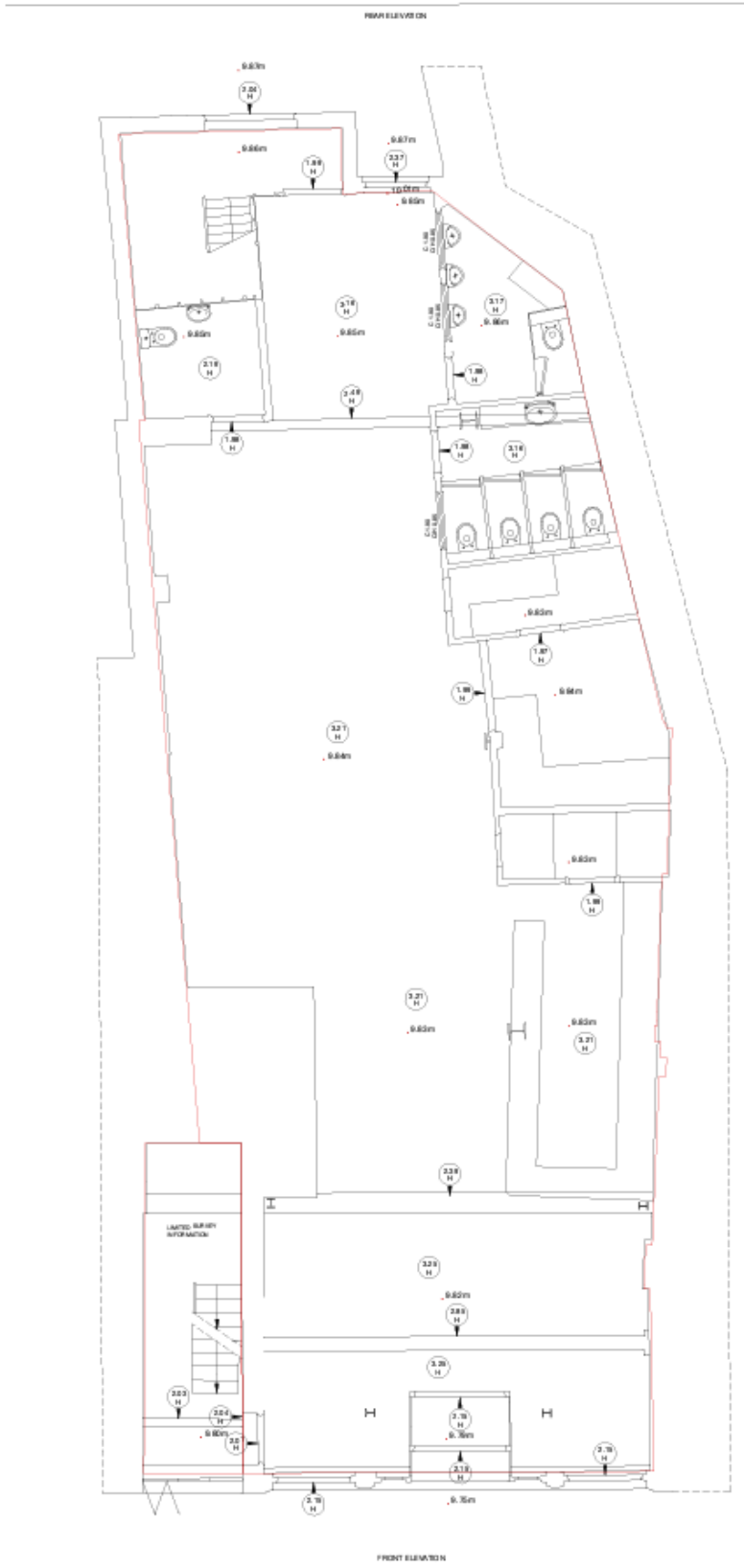
Ground floor.



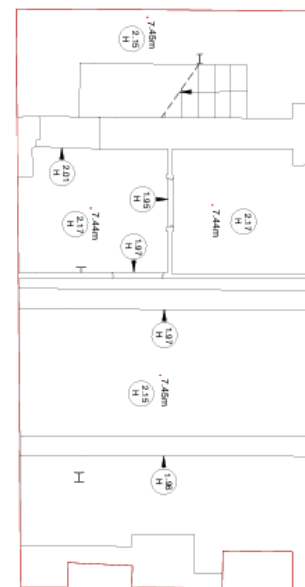
Rear Elevation



## Floor Plans



Ground Floor

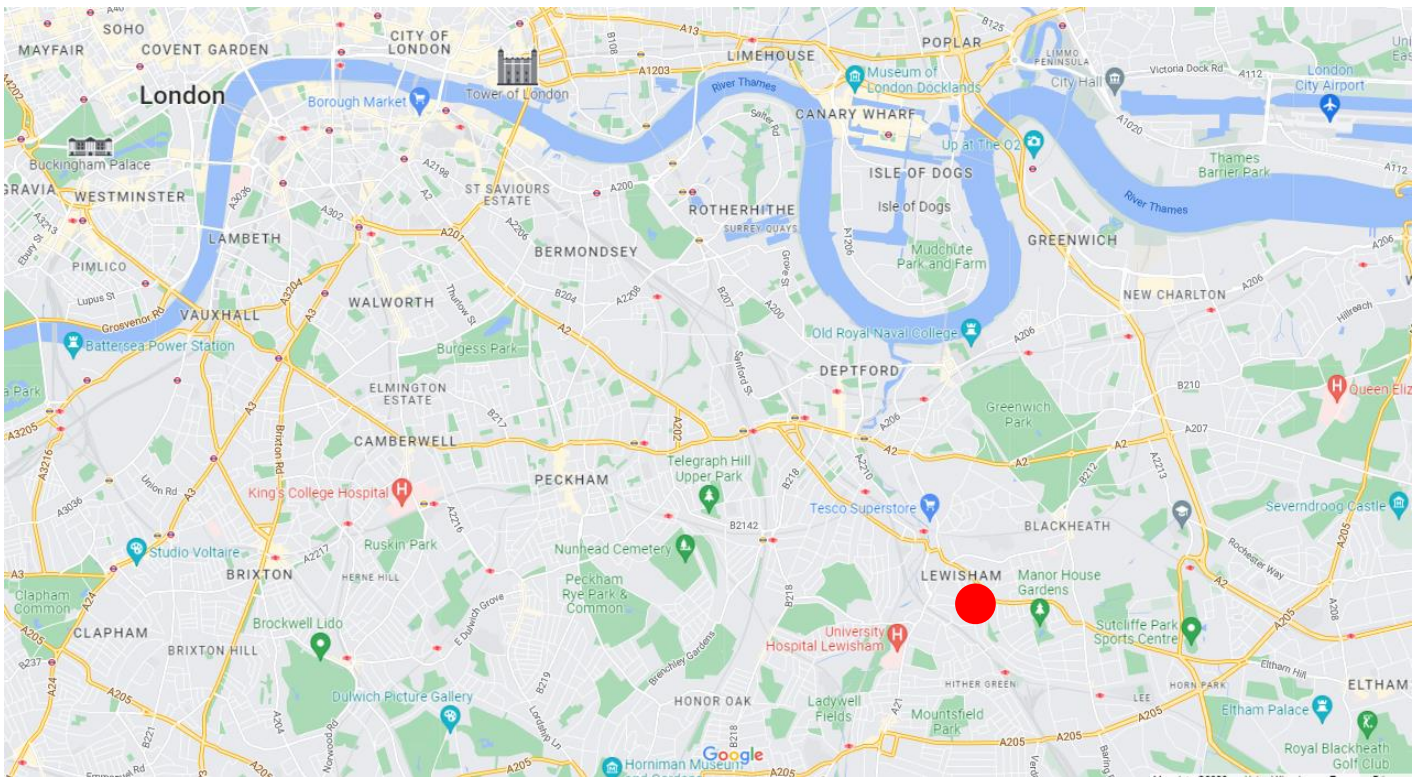
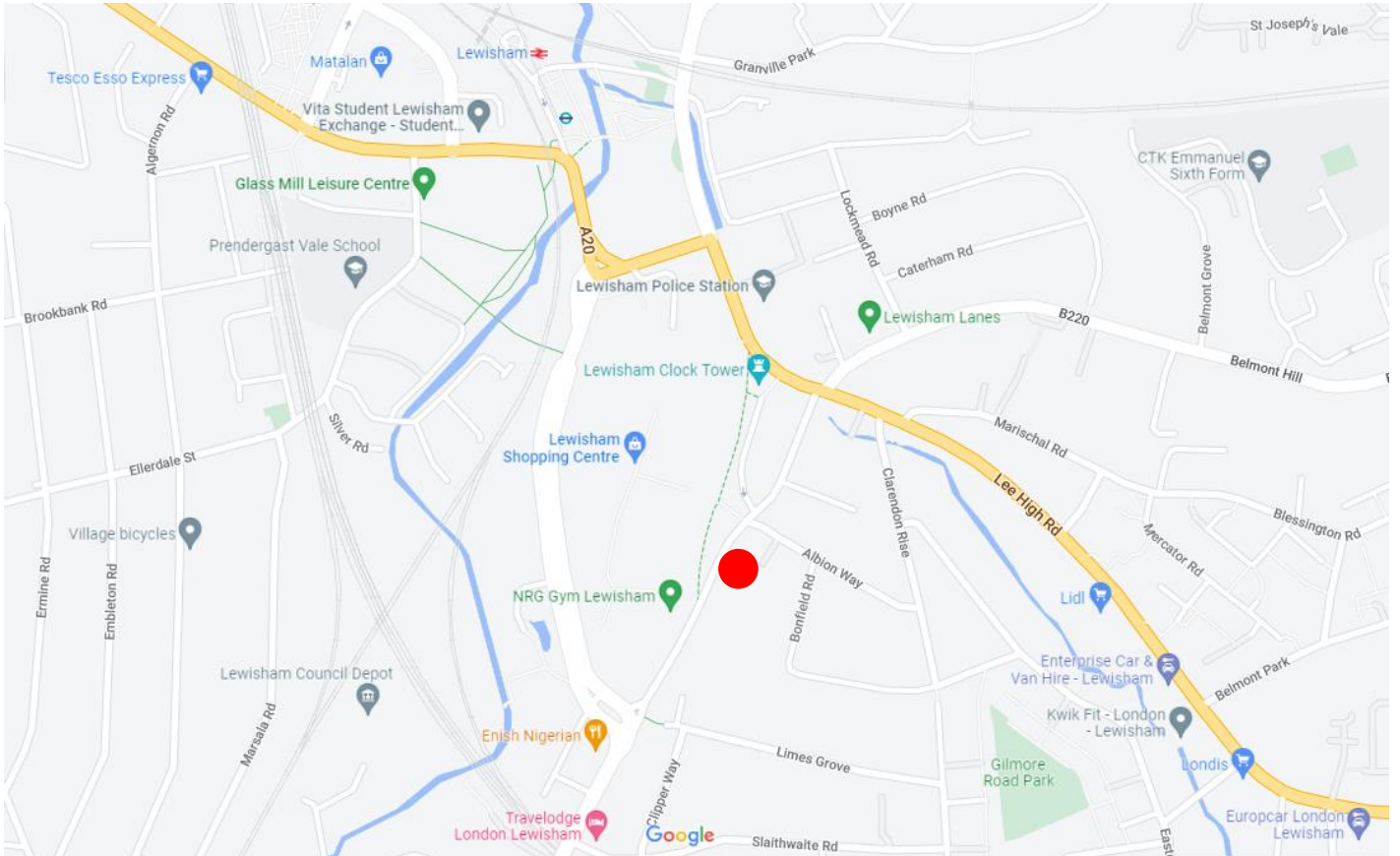


Basement

Historic layout of pub premises – not to scale, provided for indicative purposes only.  
NB:- The pub has been stripped back to shell condition.



## Location Plans



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