

## DEPTFORD – DETACHED PUB WITH 10 BEDROOMS

**BLACK HORSE, 195 EVELYN STREET, DEPTFORD, LONDON, SE8 5RE**

- Prominent, period pub.
- Located 1.9 km (1 ¼ mile) west of Central Greenwich.
- Total gross internal area approx. 513 sq m (5,525 sq ft). **N.B.** part estimated.
- Self contained access to the upper floor residential accommodation.
- Extension/development potential (subject to obtaining necessary consents).

[VIDEO TOUR](#)

**FREEHOLD FOR SALE WITH VACANT POSSESSION**

**UNCONDITIONAL OFFERS INVITED + VAT**

**SUBJECT TO CONTRACT – sole selling agent**

LONF659

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## Location

The pub lies within an area administered by the London Borough of Lewisham. Surrey Quays Overground Train Station is approximately 1,300m to the north west and central Greenwich approximately 1,900m to the south east. Deptford train station is a little over 900m to the south east and both Goldsmith's and the University of Greenwich are easily accessible. Deptford Park is 350m to the west and the Deptford Landings regeneration development scheme, including 1,132 new build homes, is advancing well and situated 200m to the west.

A location plan is attached.

## Description

An imposing, three storey over basement, detached pub dating to the Victoria era. The upper floors can be accessed internally or via a rear external staircase, connecting with the first floor.

The accommodation can be summarised as follows:-

<b>Ground Floor</b>	Open plan trading area with 'horseshoe' servery and male and female customer wc's. There is a ground floor trade kitchen and various storage facilities.
<b>Basement</b>	Storage area with good head height and separate area used as an office.
<b>First Floor</b>	Six bedrooms, two bathrooms, storage.
<b>Second Floor</b>	Four bedrooms, kitchen, bathroom, storage.
<b>Outside</b>	Rear yard and former garage.

A site plan and a set of floor plans are included herein.

The property has the following approximate gross internal floor areas **N.B. the basement is estimated:-**

<b>Ground Floor</b>	181 sq m (1,948 sq ft)
<b>First Floor</b>	116.8 sq m (1,257 sq ft)
<b>Second Floor</b>	101.3 sq m (1,090 sq ft)
<b>Basement</b>	101.3 sq m (1,090 sq ft) <b>(Estimate)</b>
<b>Former Garage</b>	13 sq m ( 140 sq ft)
<b>Total</b>	<b>513 sq m (5,525 sq ft)</b>

Nimbus Measurements:-

<b>Building Footprint</b>	240 sq m (2,583 sq ft)
<b>Total Site Area</b>	279.2 sq m (3,006 sq ft)

NB: The above areas are approximate and for guidance purposes only and no reliance should be placed on these 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 measurements. The successful bidder should state if they wish to undertake their own 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 property benefits from a Premises Licence permitting the sale of alcohol from 11:00am until 11:00pm Sunday to Thursday and from 11:00am until 2:00am Friday and Saturday. The property was shown (8<sup>th</sup> March 2023) on the online Register of HMO's held by Lewisham Council as having a Licence for 13 residents in 10 households, the licence expired on the 9<sup>th</sup> August 2023.



### Planning

From enquiry of the London Borough of Lewisham, the property is not listed by English Heritage as being of Special Architectural or Historical Interest, nor does it lie within a Conservation Area, but the property is Locally Listed.

### Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £25,000 (£11,250 2023).

### Basis of Sale

Unconditional offers are invited for the freehold interest with vacant possession upon completion. VAT will be payable in addition to the purchase price. **NB:-** the trade inventory is not included but anything left onsite at completion will form part of the sale and no inventory list will be provided.

### Further Information & Viewings

You are encouraged to undertake the Video Tour prior to a viewing by clicking / taping on the below button:

[VIDEO TOUR](#)

For further information or to request a viewing, please contact David Gooderham on tel. 020 7836 7826 or email. [david.gooderham@agg.uk.com](mailto:david.gooderham@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



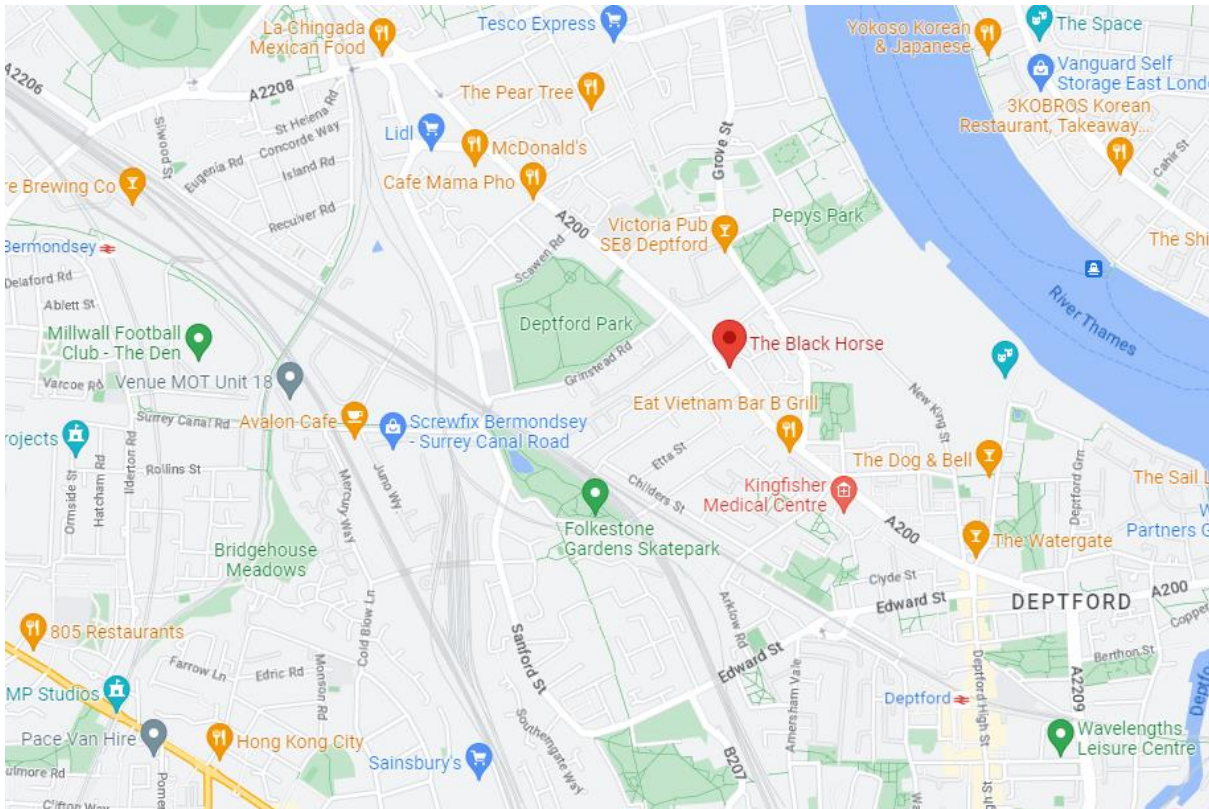
Source: Nimbus Maps Not to scale - provided for indicative purposes only.

## Floor Plans



Not to scale - provided for indicative purposes only.

## Location Plan



Google Maps. Not to scale - Provided for indicative purposes

## EPC

EPC Rating "D" 84 – extract below.

The Black Horse 195 Evelyn Street LONDON SE8 5RE		Energy rating <b>D</b>
Valid until <b>5 December 2028</b>	Certificate number <b>9836-3080-0780-0790-1495</b>	

## Energy efficiency rating for this property

This property's current energy rating is D.

