

## FREEHOLD VACANT POSSESSION PUB ON ¼ ACRE APPROX. 1 MILE FROM WOOLWICH ELIZABETH LINE STATION



### WHO'D A THOUGHT IT, 7 TIMBERCROFT, PLUMSTEAD, LONDON, SE18 2SB

- Surrounded by prominently residential accommodation.
- Total site area approx. 0.254 of an acre or 1,028 sq m (11,060 sq ft).
- May suit existing pub operators as well as alternative uses (subject to obtaining necessary consents).

VIDEO TOUR

VIRTUAL TOUR

FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION

GUIDE PRICE £1,000,000

SUBJECT TO CONTRACT – sole selling agent

LonF611

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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 pub lies within an area administered by the Royal Borough of Greenwich approximately 15 kilometres (9 ¼ miles) south east of central London (Charing Cross).

It fronts Timbercroft Lane at its junction with Mountbatten Close and the is surrounding area is predominantly residential accommodation. The amenities of Plumstead High Street are located within 15 minutes walking distance to the north.

Plumstead Railway Station (South Eastern, Thames Link) lies within walking distance of the pub and provides frequent services into central London with the fastest journey time being around 30 minutes. Woolwich Station (Elizabeth Line) lies approximately one mile to the north west.

A location plan is attached.

## Description

A detached two storey property, built over part basement beneath a pitched slate tile covered roof with a single storey flat roof extension to the ear. The property benefits from a large garden to the rear in addition to a garage/to the side.

The accommodation can be summarised as follows:-

Ground Floor	Open plan trading area decorated in a traditional style, fitted with a bar servery and a set of customer wc's, an office and a kitchen.
Basement	Cold beer store and ancillary storage areas.
First Floor	Residential accommodation comprising: 3 bedrooms, a kitchen and a bathroom.

A site plan and a set of floor plans are attached.

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

Ground floor	173 sq m (1,861 sq ft)
Basement	41 sq m ( 441 sq ft)
First floor	55 sq m ( 592 sq ft)
Garage/Storage area	19 sq m ( 204 sq ft)
Total	288 sq m (3,098 sq ft)

Nimbus Maps Measurements:-

Total Building Footprints	275 sq m ( 2,963 sq ft)
Total Site Area	1,028 sq m (11,060 sq ft) or 0.254 of an acre.

NB: The 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 property benefits from a Premises Licence permitting the sale of alcohol from 10:00am until 11:00pm on Sunday to Wednesday, from 10:00am until 12:00 midnight on Thursday, from 10:00am until 12:30am on Friday and Saturday.

## Planning

From enquiry of the Royal Borough of Greenwich, the property is locally listed but not situated within a conservation area.



### Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises with a Rateable Value of £10,250.

### Basis of Sale

The entire property is currently subject to a lease which expires on 24<sup>th</sup> March 2033 and the rent passing is £57,559 per annum. The tenant is 'Punch Partnerships (PGRP) Limited', however the tenant has offered to vacate prior to lease expiry therefore enabling vacant possession sooner.

The vendor is invited offers for the freehold interest with vacant possession upon completion. The guide price is £1,000,000. The vendor anticipates providing vacant possession within six to eight weeks of exchange of contracts.

### Further Information & Viewings

You are encouraged to undertake a Video Tour or Virtual Tour prior to attending the viewing by clicking / taping on the below buttons.

VIDEO TOUR

(5:50 YouTube video clip)

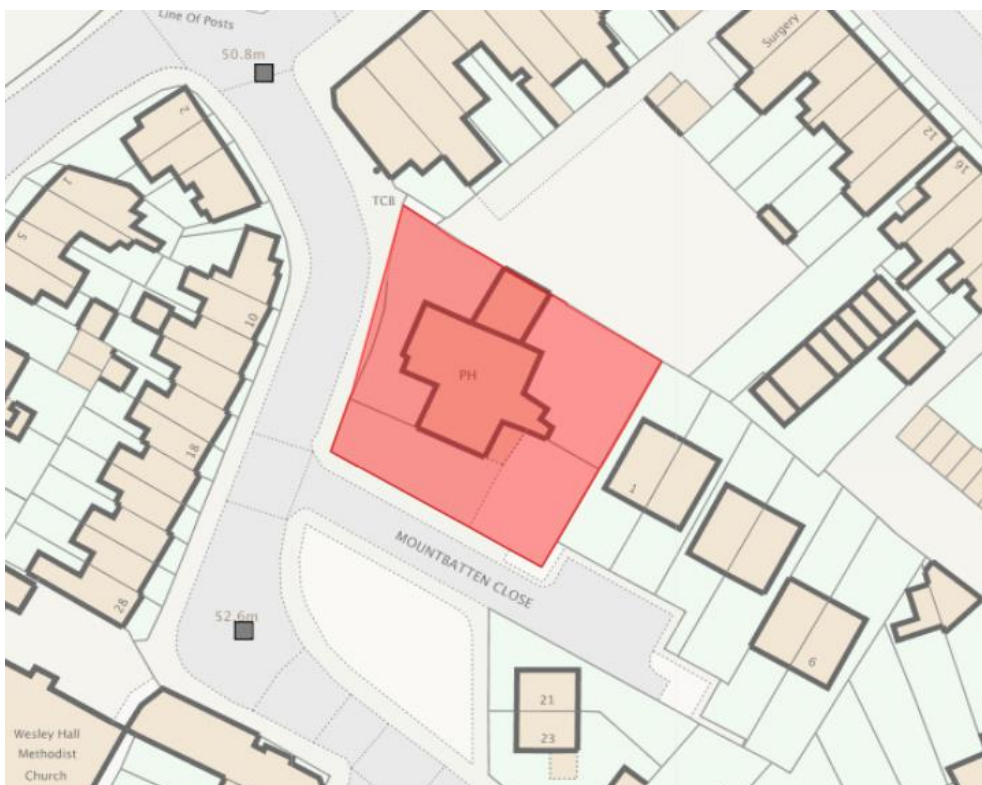
VIRTUAL TOUR

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

### Money Laundering

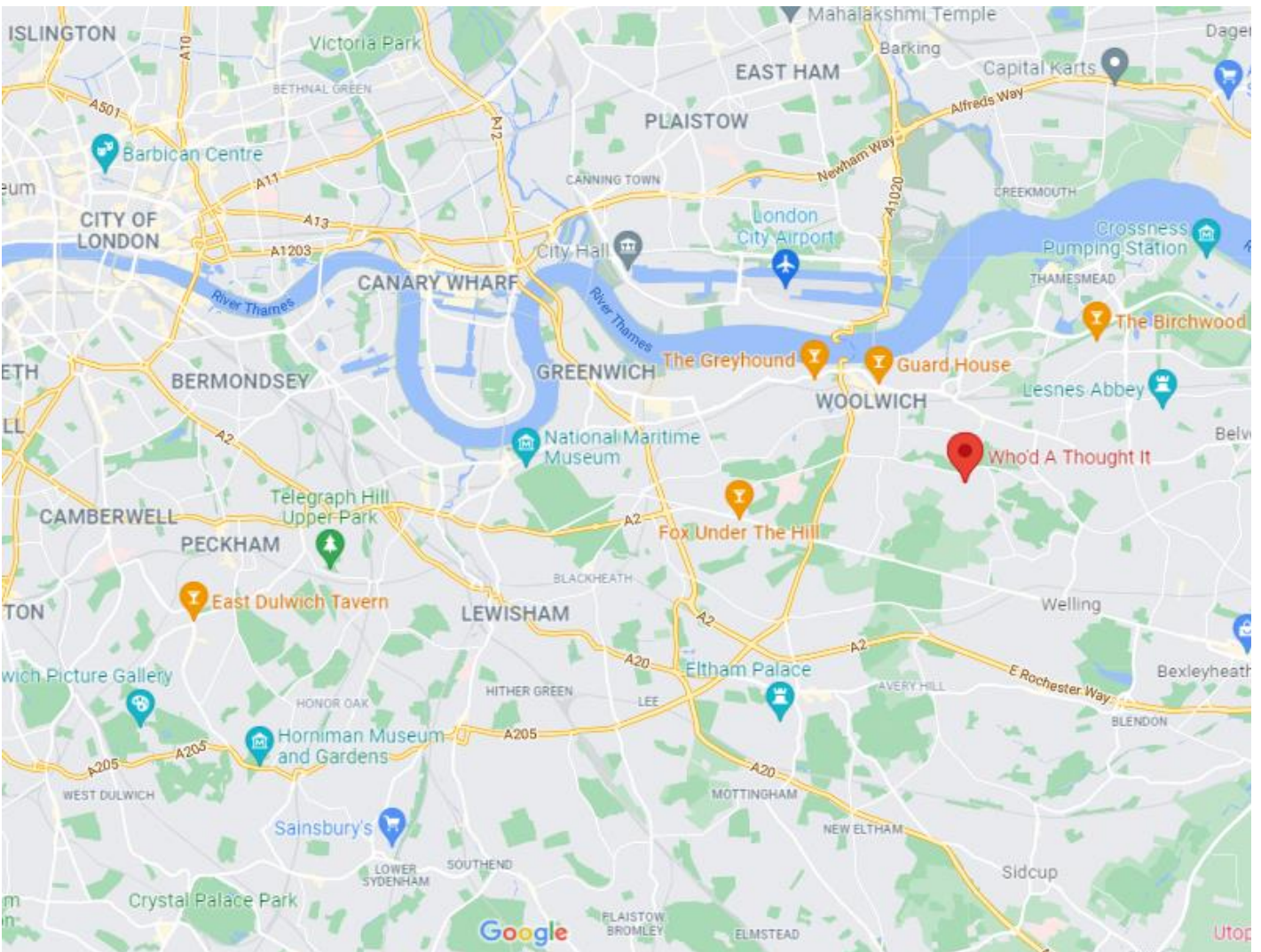
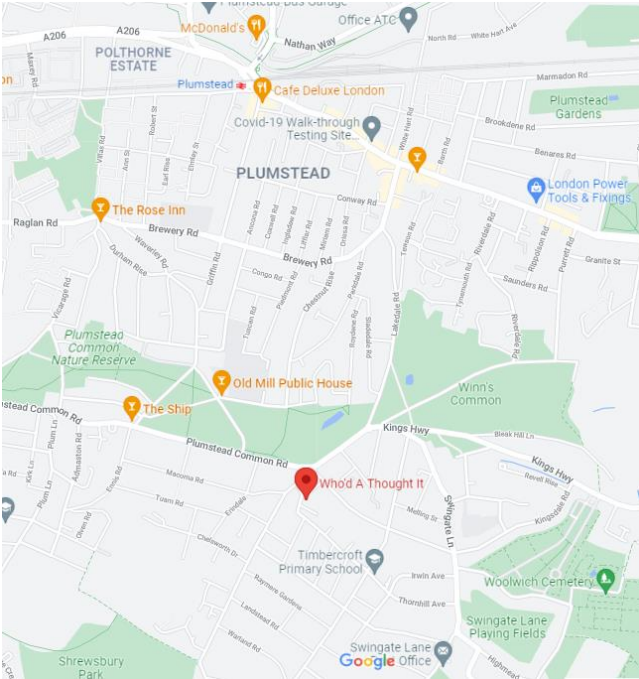
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

### Site Plan



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

## Location Plan





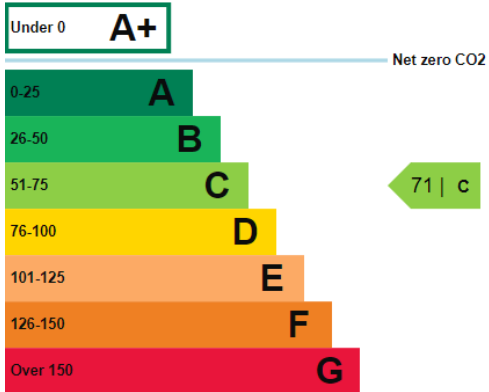




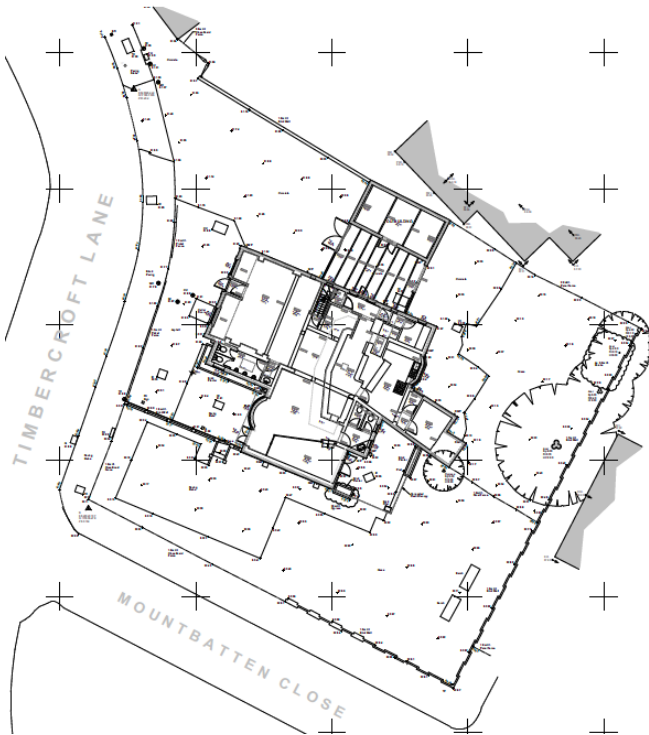
## EPC

EPC Rating "C" 71 – extract below.

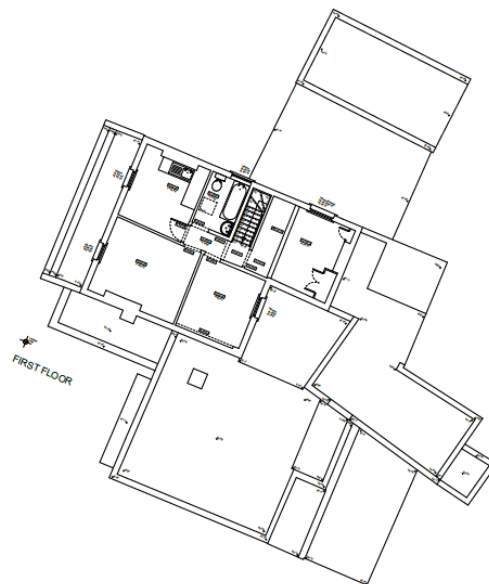
Who'd A'Thought It 7 Timbercroft Lane LONDON SE18 2SB	Energy rating <b>C</b>
Valid until <b>3 December 2027</b>	Certificate number <b>0292-0721-3230-4590-7303</b>



## Floor Plans



Ground floor



First Floor

Not to scale - provided for indicative purposes only.