

FREEHOLD PUB WITH OUTDOOR TRADING PATIO



PRINCE FREDERICK, 31 NICHOL LANE, BROMLEY, BR1 4DE

- Close walk to Sunridge railway station
- Popular residential suburb
- Decent 'locals' freehold pub with trade patio

FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION

OFFERS SOUGHT IN THE REGION OF £550,000 + VAT

SUBJECT TO CONTRACT – sole selling agent

LONF681

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Location

The property is located just off the main retail pitch in a popular, predominantly residential suburb of Southeast London, fronting Nichol Lane in a corner position surrounded by low and medium rise residential accommodation. Sundridge Park train station is a five-minute walk to the south and provides a swift train link of circa one-half hour into central London. Bromley town centre is one-half mile to the south.

A location plan is attached.

[Link to Street View](#)

Description

A traditional detached two storey property over basement, with exposed brick elevations beneath a pitched slate style roof. Single storey extension to rear. Small separate single garage to side and secure yard. Enclosed trade patio to rear.

Internally the premises comprises:

Ground floor

Spacious saloon style bar with counter to front and raised seated area to rear. Lots of exposed timber panelling. Ladies and two Gents toilets.

First floor

Managers accommodation with two double beds; living room; bathroom; kitchen; W.C. Small separate commercial kitchen.

Basement

The basement comprises a beer store with small wines and spirits 'store.

Tenure

Freehold, free of all ties with vacant possession upon completion.

Services

The property is understood to be connected to all mains services.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 10:00am until 11:00pm Monday to Thursday; 10:00am until midnight Friday and Saturday; and noon until 11:00pm on Sunday.

Planning

From enquiry of the London Borough of Bromley it has been established that the property is not listed as being of special architectural or historical interest, nor does it lie in a conservation area. The property is locally listed as a building of merit.

Rating Assessment

The property is listed as a 'Public House and Premises' with a rateable value of £28,800, with effect from 1st April 2023.

Basis of Sale

Unconditional offers exceeding £550,000 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.

EPC

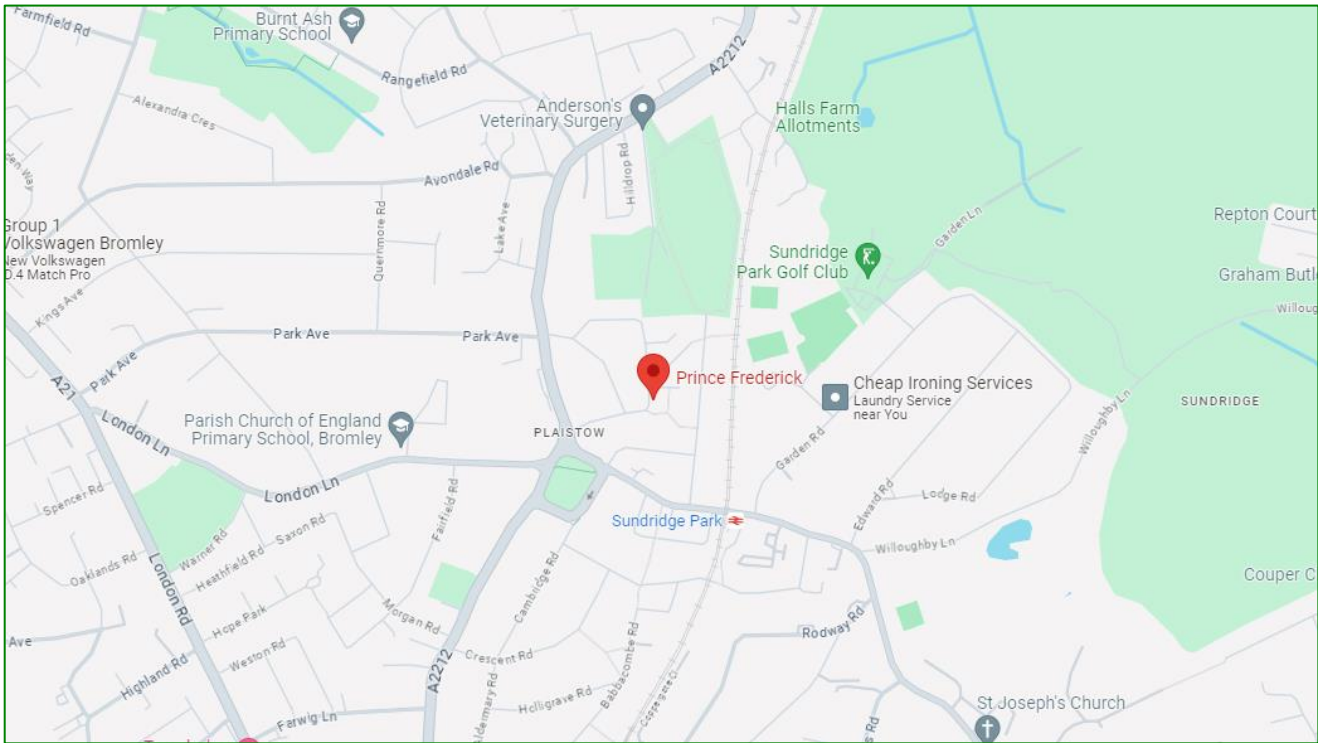
Available upon request.

Viewings & Further Information

For further information or to request a viewing, please contact James Grimes on tel. 020 7836 7826 or email.

james.grimes@agg.uk.com

Location Plan - [Link to Location Map](#)



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

Photos

Internal



External



Title Plan

