

FREEHOLD PUB WITH VACANT POSSESSION – SELHURST, LONDON



TWO BREWERS PH, 221 GLOUCESTER ROAD, SELHURST, LONDON, CR0 2DW

- Detached pub with rear trade garden and residential accommodation
- Situated approximately 350 metres south of Selhurst Railway Station
- Selhurst Park (home of Crystal Palace FC) circa 1,000 metres to the north
- Gross internal area of circa 232 sq m (2,497 sq ft)
- May suit alternative uses (subject to obtaining necessary consents)

FOR SALE FREEHOLD WITH VACANT POSSESSION
GUIDE PRICE £400,000 (PLUS VAT IF APPLICABLE)
SUBJECT TO CONTRACT – sole selling agent

LONF683

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Location

The property is located within an area administered by the London Borough of Croydon, approximately 13 kilometres (8 miles) south of central London (Trafalgar Square). The pub is situated a short distance south of Selhurst Road (A213) on Gloucester Road. The immediate area comprises predominantly residential accommodation with a mixture of retail uses along Selhurst Road. The Brit School of Performing and Creative Arts is located circa 250 metres to the north west.

Selhurst Railway Station is situated approximately 350 metres to the north with Selhurst Park (home of Crystal Palace FC) circa 1,000 metres to the north. East Croydon Railway Station is approximately 1,600 metres to the south

A location plan is attached.

[Link to Street View](#)

Description

The property is detached comprising two storeys above basement with a trade garden to the rear along with an external trade area to the front and a smoking terrace to the side. Internally, the ground floor comprises an open plan trade area with a central bar servery, customer WCs, kitchen, cellar and storage areas. The first floor comprises living accommodation with two bedrooms, living room / kitchen and bathroom / WC. There is an external roof terrace at first floor level. The basement provides further storage space.

Using the Online ProMap measuring system it is calculated that the total building footprint is approximately 176 sq m (1,895 sq ft), the site area being approximately 343 sq m (3,702 sq ft).

The property has the following approximate gross internal floor areas (floor plans overleaf and PDF/DWG available by request):

Ground Floor	149.5 sq m (1,609 sq ft)
First Floor	64.3 sq m (692 sq ft)
Basement	18.5 sq m (199 sq ft)
Total	<u>232 sq m (2,497 sq ft)</u>

NB: The floor areas set out 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 measurement. 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

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

Licensing

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

Planning

From verbal enquiries of the London Borough of Croydon it has been established that the property is not statutorily listed nor does it lie within a conservation area.

Rating Assessment

The property is entered within the current (2023) Rating List as a 'Public House & Premises' with a Rateable Value of £15,100.

Basis of Sale

Guide price of £400,000 for the freehold interest with vacant possession upon completion. VAT may be payable in addition.

EPC

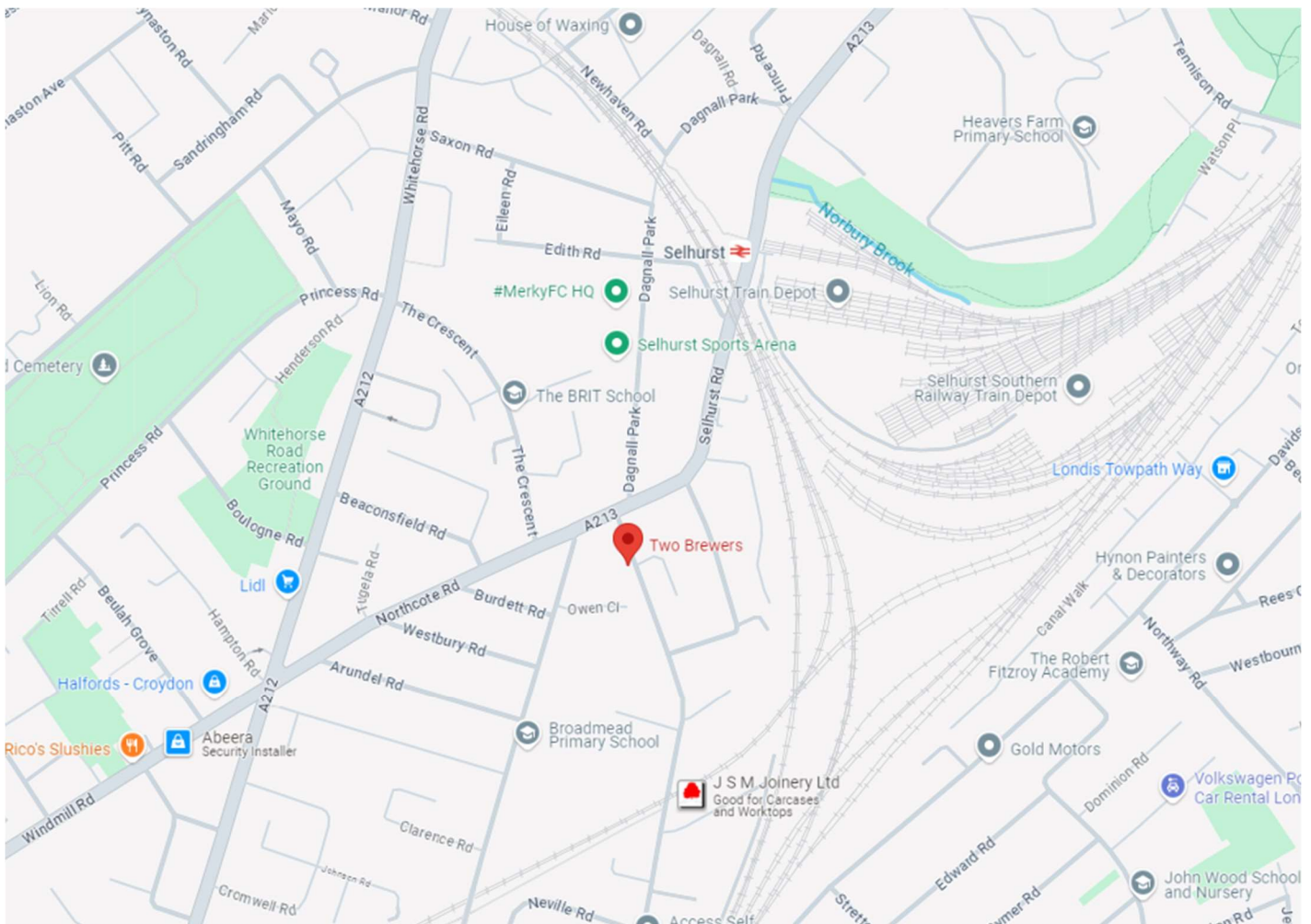
The property's energy rating is D (copy available upon request)..

Viewings & Further Information

The staff and customers are unaware of the intended disposal and therefore it is requested that you respect the vendor's wish to keep the matter confidential. The sale must not be discussed with any staff or customers.

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

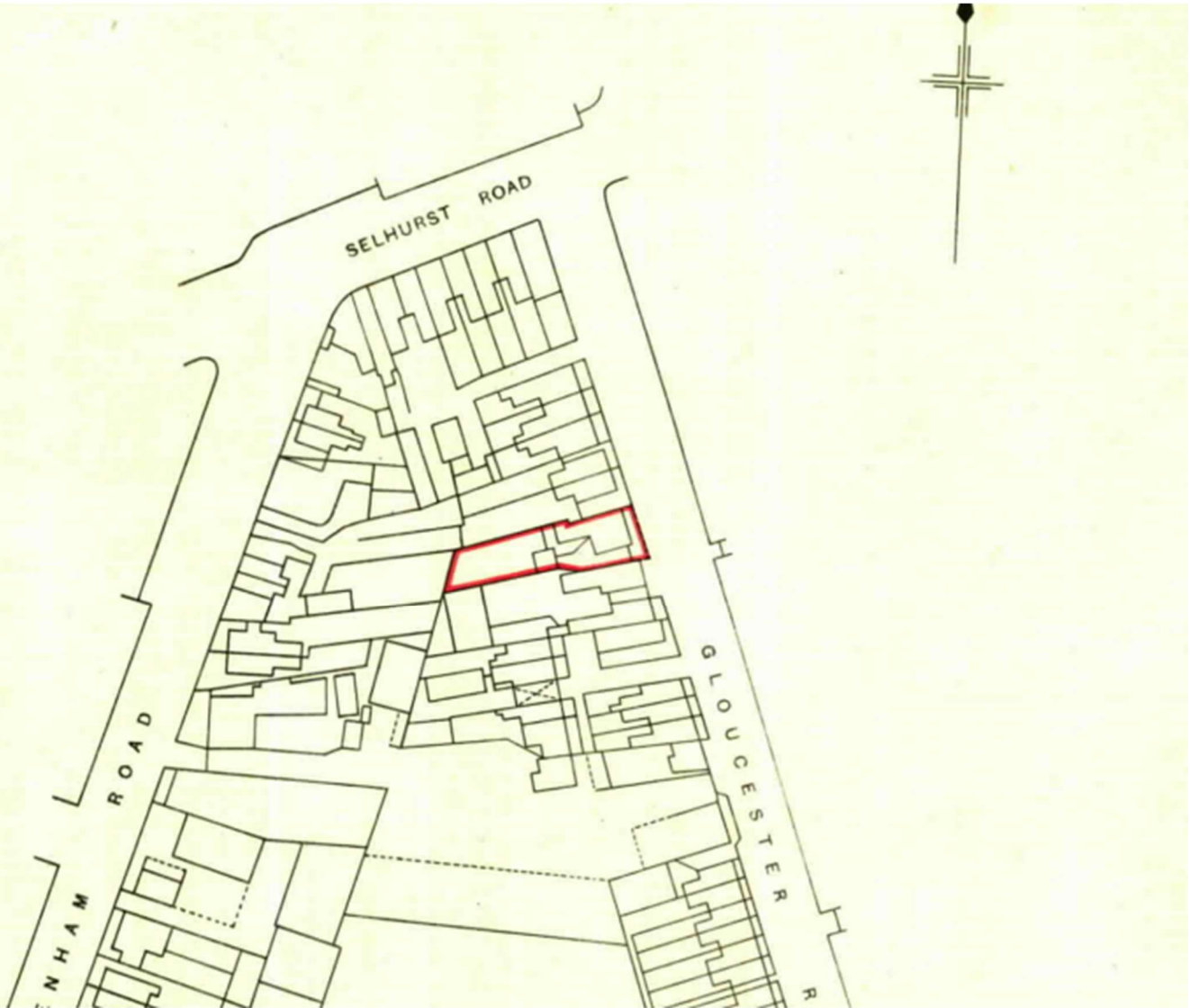
Location Plan



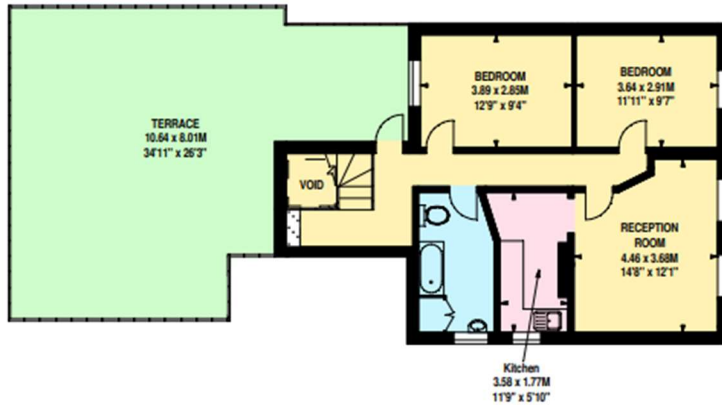
[Link to Location Map](#)

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

Title Plan

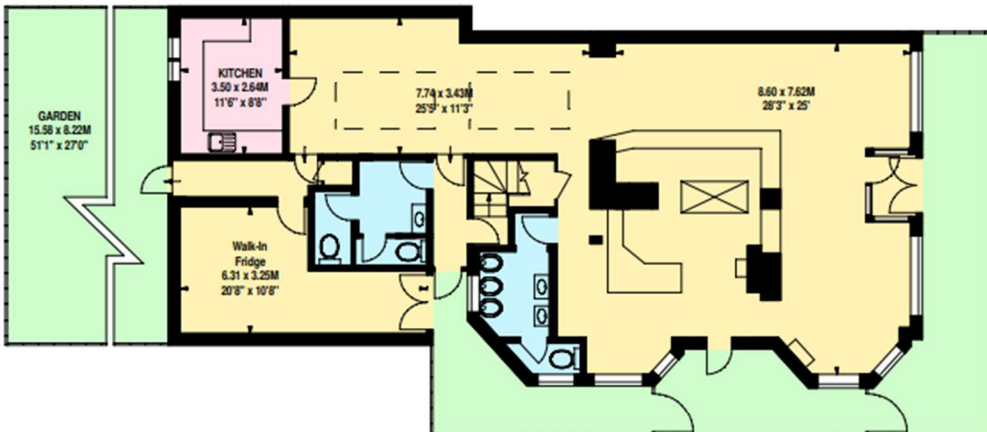


Floor Plans



**The Two Brewers,
Gloucester Road, CR0**
Approximate Gross Internal Area 232 sq m / 2497 sq ft
Excluding Void

First Floor
64.3 sq m / 692 sq ft



Ground Floor
149.5 sq m / 1609 sq ft



Basement
18.5 sq m / 199 sq ft