

FASHIONABLE SOUTH EAST LONDON – TO LET



(Historic photo)

WHITE HART, 184 NEW CROSS ROAD, LONDON, SE14 5AA

- Sizeable ground floor and basement 'lock-up' – requiring some fit-out works
- Goldsmiths College approx. 750m east
- New Cross Gate Station approx. 400m; Queens Road Peckham Station approx. 800m
- Attractive and imposing 1800's building with magnificent bar and backfitting
- New free of tie lease for 20 years – premium free

GUIDE RENT - £60,000 PER ANNUM (VAT will be payable in addition)

SUBJECT TO CONTRACT sole letting rights [LONL627](#)

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Location

The pub lies within an area administered by the London Borough of Lewisham approximately 6 ½ kilometres (4 miles) south east of central London and falls within Zone 2 (as defined by Transport For London “TFL”). The building fronts New Cross Road near its junction with Queens Road. Goldsmiths University Campus is nearby. The site lies almost equidistant between New Cross and Peckham. The nearest railway station is New Cross Gate which is situated circa 400 metres to the east and provides access to both Southern and TFL Overground Services, the journey time into London Bridge Station is just 10 minutes.

A location plan is attached.

[Link to Street View](#)

Description

The property comprises the majority of the ground floor and basement of this imposing pub property, constructed in the late 1800’s. Plans depicting the ground floor and basement are enclosed. The accommodation can be summarised as follows:

Ground floor Open plan bar area with servery counter (requires fit out).
Basement A series of rooms including the beer cellar.



Services

We are advised that the property is connected to all mains services.

Licensing

The property’s Premises Licence permits the sale of alcohol between the hours of 7:00am and 3:00am seven days a week..

Planning

From informal enquiry of the Lewisham Council we have established that the property is Grade II listed and is also situated within the Hatcham Conservation Area.

Rating Assessment

The property is to be re-assessed following the splitting of the ground floor and basement from the upper floors.

Basis of Letting

The pub is being offered premium free, on a new 20-year full repairing and insuring lease. Open market rent reviews to take place every five years and the rent will be annually index linked by reference to RPI with a collar of 2.5% and cap of 5%, upwards each year. Guide rent £60,000 per annum.

Viewings

For further information or to arrange a viewing, please contact David Gooderham on either Tel: 07973 198 575 or Email: David.Gooderham@agg.uk.com

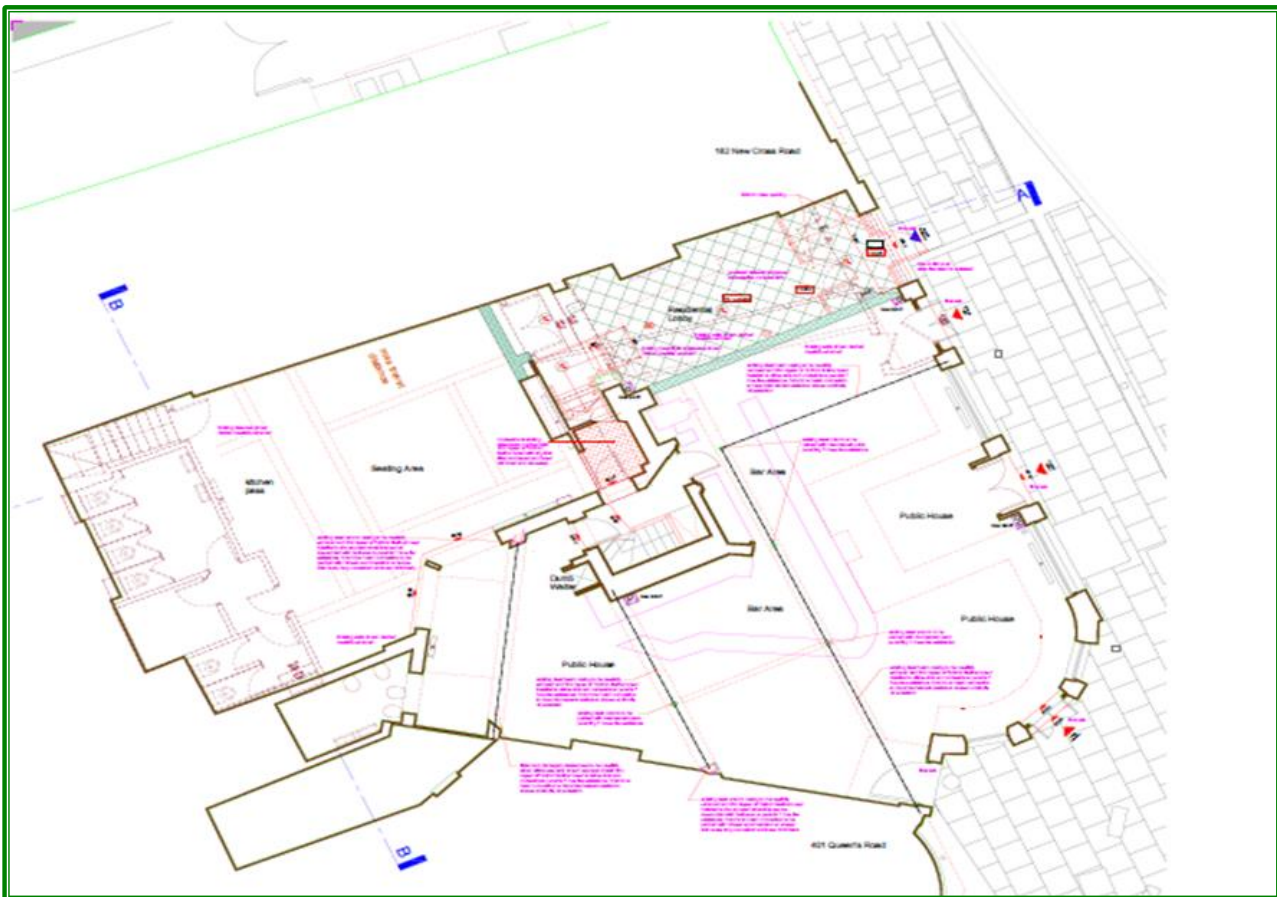
EPC

An EPC has been requested and will be available in due course.

Floor Plans

The extent of the ground floor and basement to be demised are shown for indicative purposes only below (these are not the 'lease' plans and not to be relied upon) **NB.** the bar servery is in situ but the remainder requires fitting out.

Ground Floor

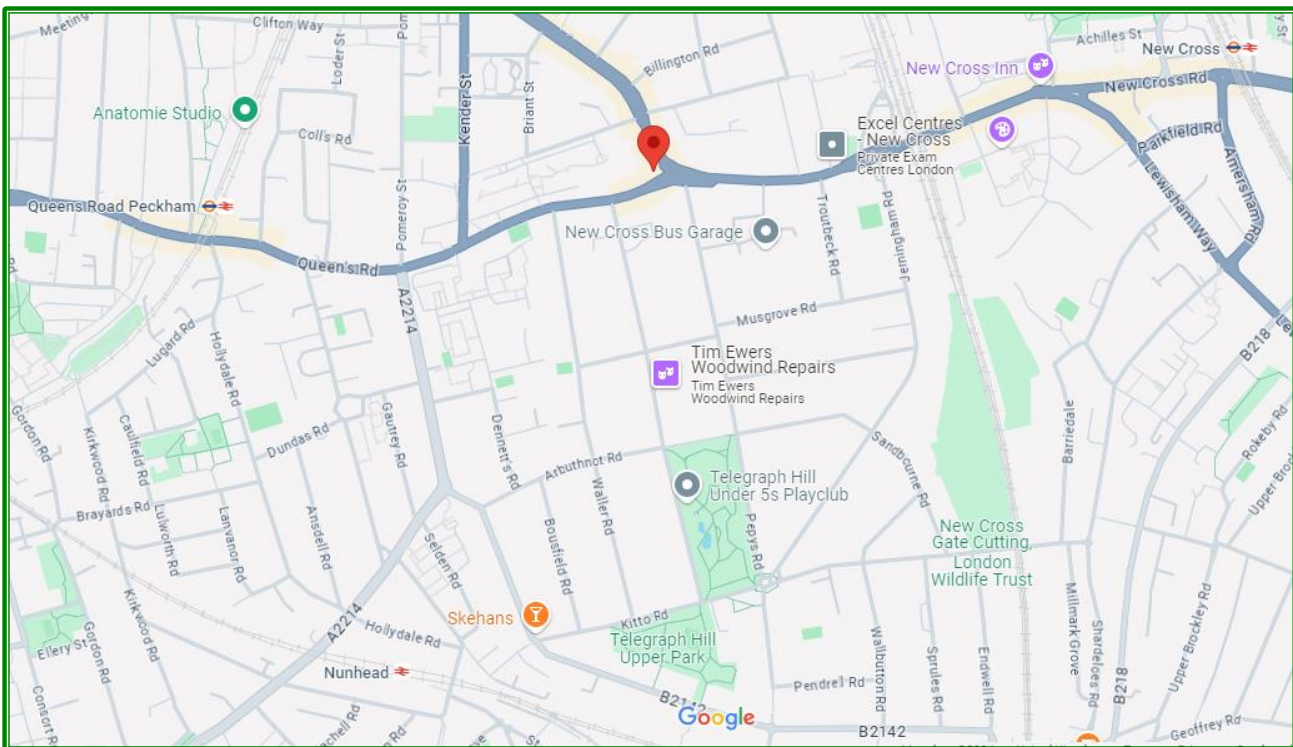


Basement



NB: Any measurements set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to lease 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. The stated/depicted uses are indicative only.

Location Plan



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