

WELL POSITIONED FREEHOLD PUB OPPORTUNITY

Brockley, SE4



CROFTON PARK TAVERN, 330 - 332 BROCKLEY ROAD, LONDON SE4 2BT

- Residential suburb popular among young professionals
- High street position virtually opposite railway station
- Hidden gem trade garden to rear, plus outdoor seating to front
- Additional income from x4 residential lettings above

[STREET VIEW](#)

FREEHOLD FOR SALE WITH VACANT POSSESSION UPON COMPLETION

GUIDE PRICE £1.95m + VAT

SUBJECT TO CONTRACT – sole selling agent

LonF688

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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 unit forms part of a vibrant tertiary retail parade which centres densely populated period residential accommodation to the side streets. It is a thriving local suburb, popular with young professionals and families. A number of artisan shops within close proximity. The pub is virtually opposite Crofton Park railway station which has a journey time directly to London Blackfriars of c25 mins; also easy links to lines serving London Victoria and London Bridge train/ tube stations.

Location plans are attached. [Link to Street View](#)

Description

The building is mid-terrace, on four storeys above basement. Small pavement terrace to front with larger, part covered trade garden to rear. Internally the ground floor comprises a deceptively spacious double fronted unit on split levels with side counter. Commercial kitchen behind bar with basement cellarage and storage. Four self-contained apartments upstairs, each with two bedrooms.

It has been calculated that the building has a GIA of circa 6,560 sq ft excluding outbuildings.

Basement	737 sq ft
Ground	2,564 sq ft
First	1,542 sq ft
Second	1,027 sq ft
Third	<u>690 sq ft</u>
Total	6,560 sq ft

NB: The above areas are approximate and are provided for guidance purposes only, 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

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 Sunday to Thursday 9:00am – Midnight and 9:00am until 1:00am Friday & Saturday.

Planning

It has been established from Lewisham Council, that the property is not listed as being of special architectural or historical interest and is not situated within a conservation area.

Rating Assessment

The property is listed as a 'Public House & Premises' with a rateable value of £32,200, with effect from 1st April 2023.

Basis of Sale, Further Information & Viewings

Guide price £1.95m for the whole property, offering vacant possession of the pub part, and subject to AST agreements upstairs. VAT is payable in addition.

Informal customer viewing of the business is highly recommended. Please do not make yourself known to staff or customers. Formal viewings of the whole property by appointment only. If you have any further queries, please contact James Grimes on either tel. 020 7836 7826 or email. james.grimes@agg.uk.com.

Money Laundering

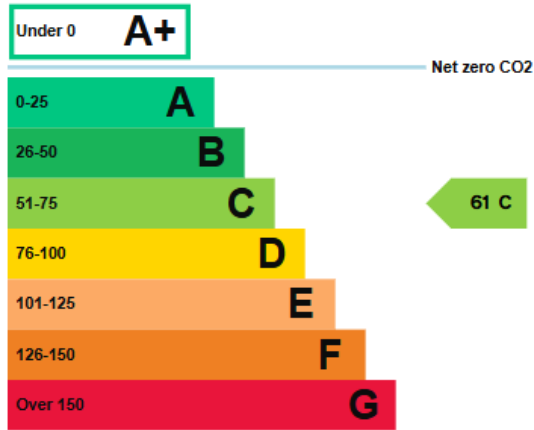
The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

EPC

Site Plan (Source: Nimbus Maps. Not to scale)

Energy rating and score

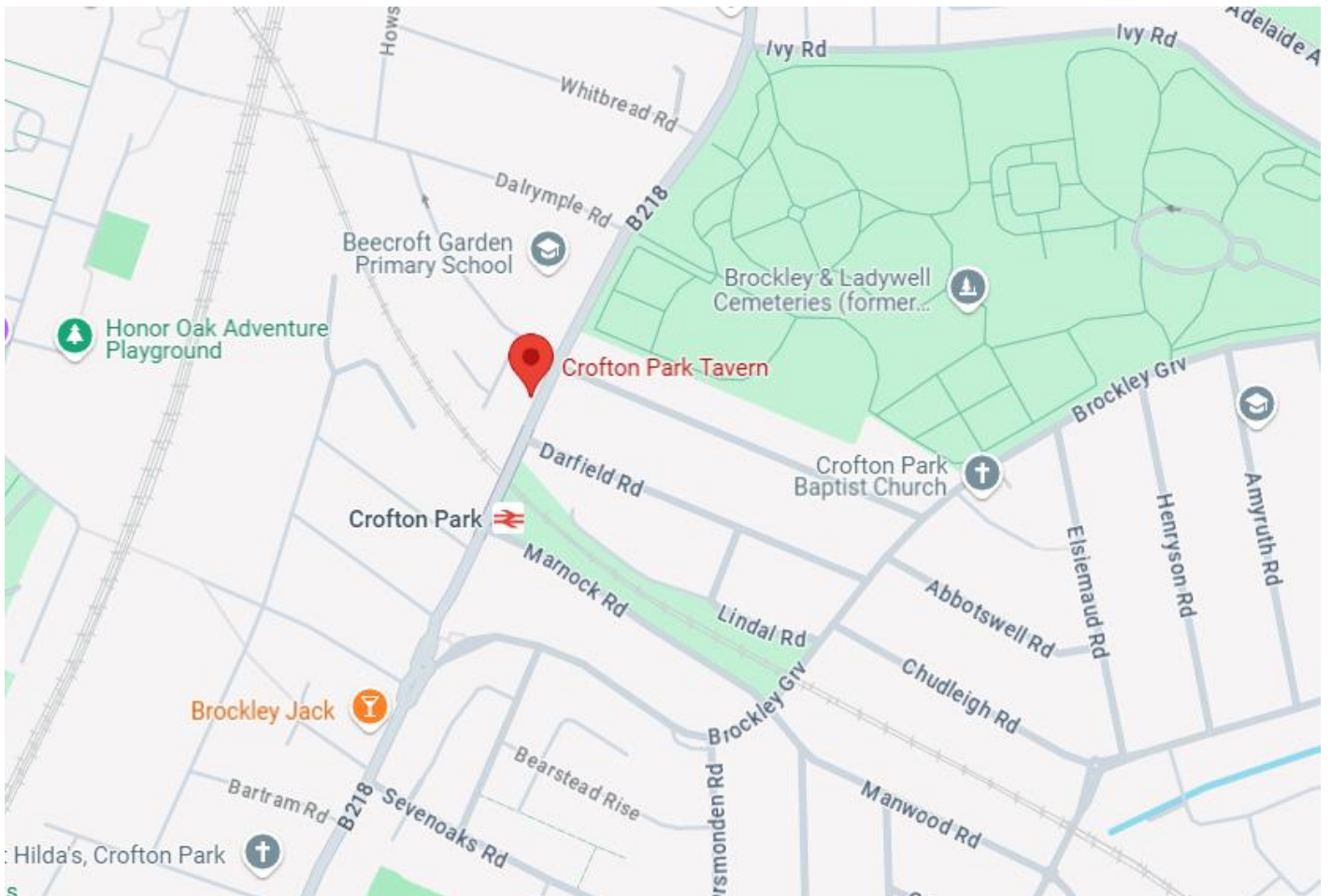
This property's energy rating is C.



[Link to EPC - Energy Rating C](#)

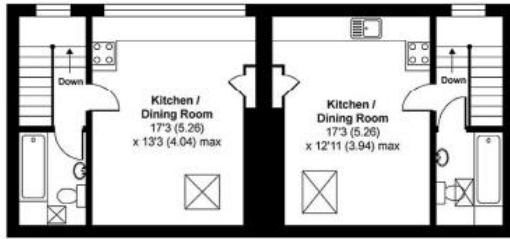
Location Plan

[Link to Location Map](#)

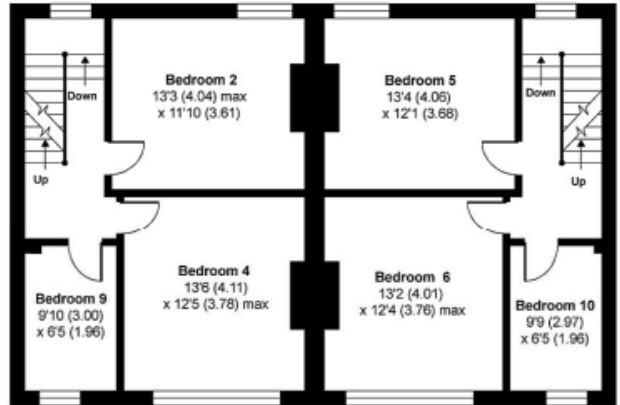
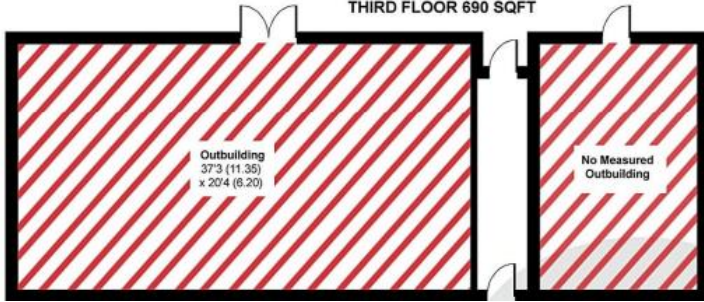


Source: Google Maps. Not to scale – provided for illustrative purposes only.

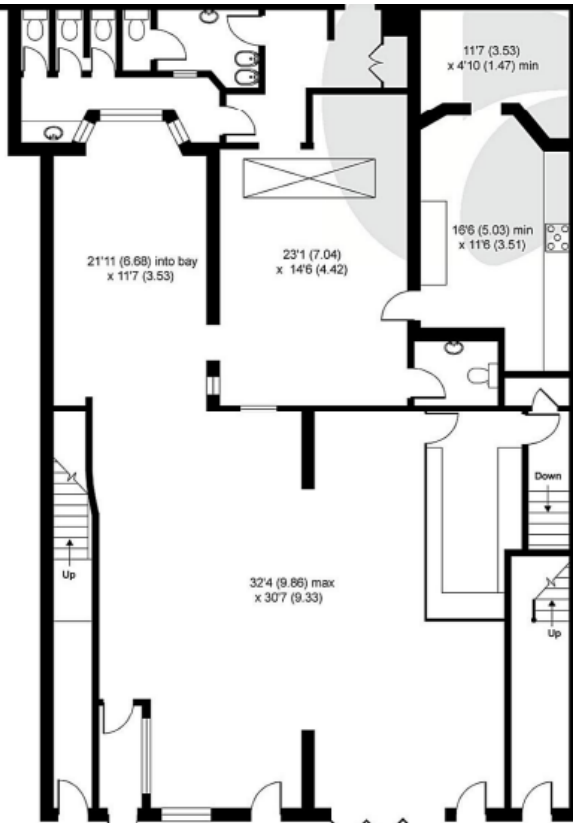
Floor Plans (for indicative purposes only)



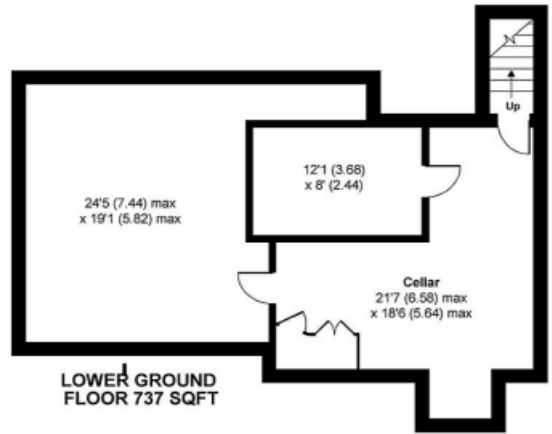
THIRD FLOOR 690 SQFT



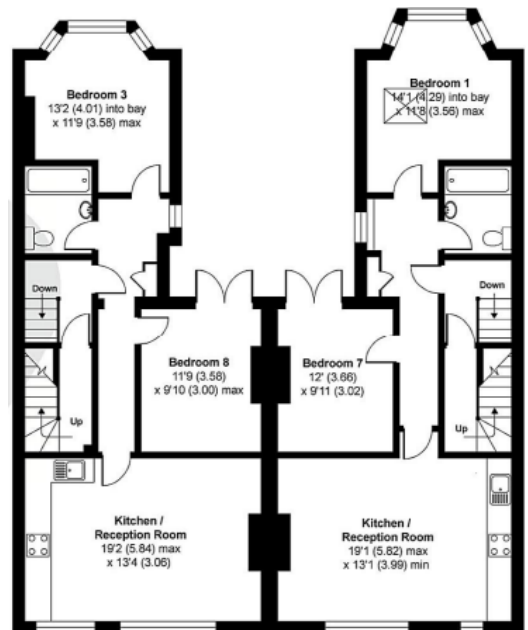
SECOND FLOOR 1027 SQFT 2



GROUND FLOOR 2564 SQFT



LOWER GROUND FLOOR 737 SQFT



FIRST FLOOR 1542 SQFT

Internal Photos

