

FREEHOLD PUB WITH VACANT POSSESSION – CRAYFORD, BEXLEY

**CRAYFORD ARMS, 37 CRAYFORD HIGH STREET, DARTFORD, DA1 4HH**

- End of terrace pub with rear trade garden and car park for circa 10 vehicles
- Ground and first floor trade areas along with residential accommodation
- Situated circa 550 metres north of Crayford Railway Station
- Gross internal area of 372 sq m (4,004 sq ft)
- Site area of approximately 473 sq m (5,096 sq ft)
- May suit redevelopment / alternative uses (subject to obtaining necessary consents)

[VIDEO TOUR](#)**FOR SALE FREEHOLD WITH VACANT POSSESSION****GUIDE PRICE £595,000 (PLUS VAT)****SUBJECT TO CONTRACT – sole selling agent**

LONF690

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Location

The property is located within an area administered by the London Borough of Bexley, approximately three kilometres (1.9 miles) south west of the Dartford Crossing and 16 kilometres (10 miles) south east of Greenwich. The pub is situated on the corner of Crayford High Street at its junction with Bexley Lane, approximately 550 metres north of Crayford Railway Station. Nearby occupiers include Gregg's, McDonald's, Nando's and Taco Bel.

A location plan is attached.

[Link to Street View](#)

Description

Corner sited pub comprising ground floor and first floor trade areas along with external trade garden / terrace, yard area and a car park for approximately 10 vehicles. The ground floor comprises interlinked trade areas with a central bar servery, trade kitchen, male and female customer WC's and storage areas. The first floor includes a function room with a bar servery, customer WC, three bedrooms, kitchen, bathroom and WC. The basement provides usual cellarage / storage facilities.

Using the Online ProMap measuring system it is calculated that the total building footprint (including outbuildings) is approximately 193 sq m (2,080 sq ft), the site area being approximately 473 sq m (5,096 sq ft).

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

Ground Floor	151.3 sq m (1,629 sq ft)
First Floor	145.3 sq m (1,564 sq ft)
Basement	75.4 sq m (812 sq ft)
Total	372 sq m (4,004 sq ft)

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 Sunday to Thursday and until 12 midnight on Friday and Saturday.

Planning

From verbal enquiries of the London Borough of Bexley 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 £14,750.

Basis of Sale

Freehold interest with vacant possession upon completion. Guide price £595,000 plus VAT.

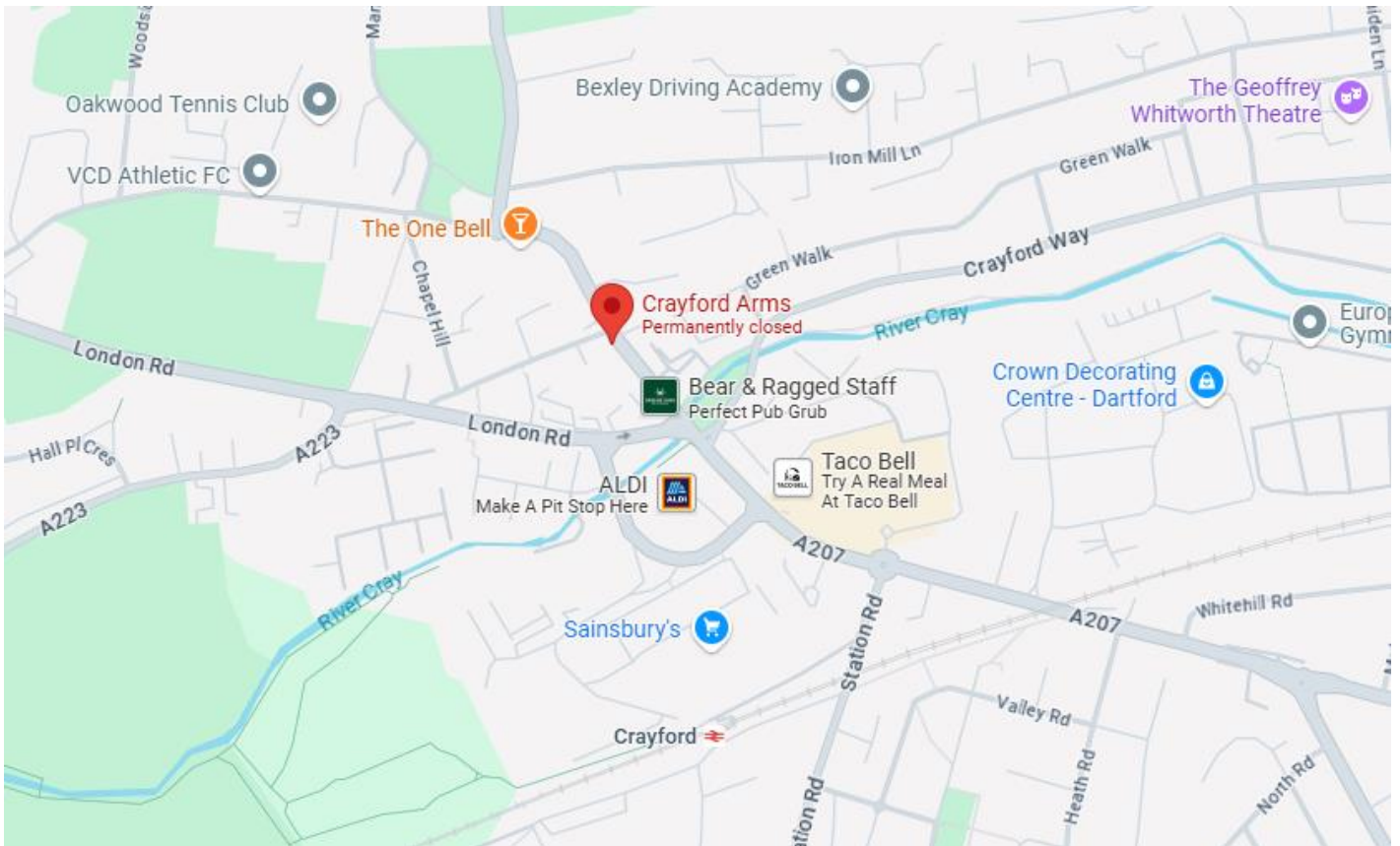
EPC

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

Viewings & Further Information

The pub is currently closed for business. 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

