

FREE OF TIE PUB TO LET – WOOLWICH, SE18



LORD RAGLAN PH, 158 BURRAGE ROAD, WOOLWICH, LONDON, SE18 7LA

- New lease of the whole building
- Corner sited pub with residential accommodation above
- Rear beer garden / yard area
- Situated circa 500 metres south east of Woolwich Railway Station (Elizabeth Line)
- Ground floor of approximately 2,383 sq ft (221.4 sq m)
- Gross internal area of approximately 4,497 sq ft (417.8 sq m)

GUIDE RENT £50,000 PER ANNUM

Subject To Contract (Sole Selling/Letting Rights)

LONL650

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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 property is situated within the Royal Borough of Greenwich, located on Burrage Road at its junction with Raglan Road. Woolwich Railway Station (Elizabeth Line) is approximately 500 metres to the north west. The immediate area comprises predominantly residential accommodation.

A location plan is enclosed.

[Link to Street View](#)

Description

A corner sited two storey property built above basement with a beer garden / yard area to the rear. The property includes the following:

Ground Floor:	Bar/restaurant area, two rooms, kitchen, male and females WCs (gross internal area of approximately 2,383 sq ft / 221.4 sq m)
First Floor:	Hallway, three bedrooms, living room, kitchen/dining area, bathroom/WC (gross internal area of approximately 1,338 sq ft / 124.3 sq m)
Basement:	Four rooms (gross internal area of approximately 776 sq ft / 72.1 sq m)
Externally:	Courtyard, driveway, beer garden and shed

Gross internal area of approximately 4,497 sq ft / 417.8 sq m. Floor plans enclosed overleaf.

NB: AG&G have not measured the property. the floor areas set out are approximate and for guidance purposes only and no reliance should be placed on this when making any offer 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.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from noon until midnight Monday to Thursday, noon until 02:00 on Friday and Saturday and from noon until 01:00 Sunday.

Rating Assessment

The property is listed as a Public House & Premises and has a rateable value of £4,800.

Basis of Letting

Guide rent of £50,000 for a new lease with terms to be negotiated. Subject to contract.

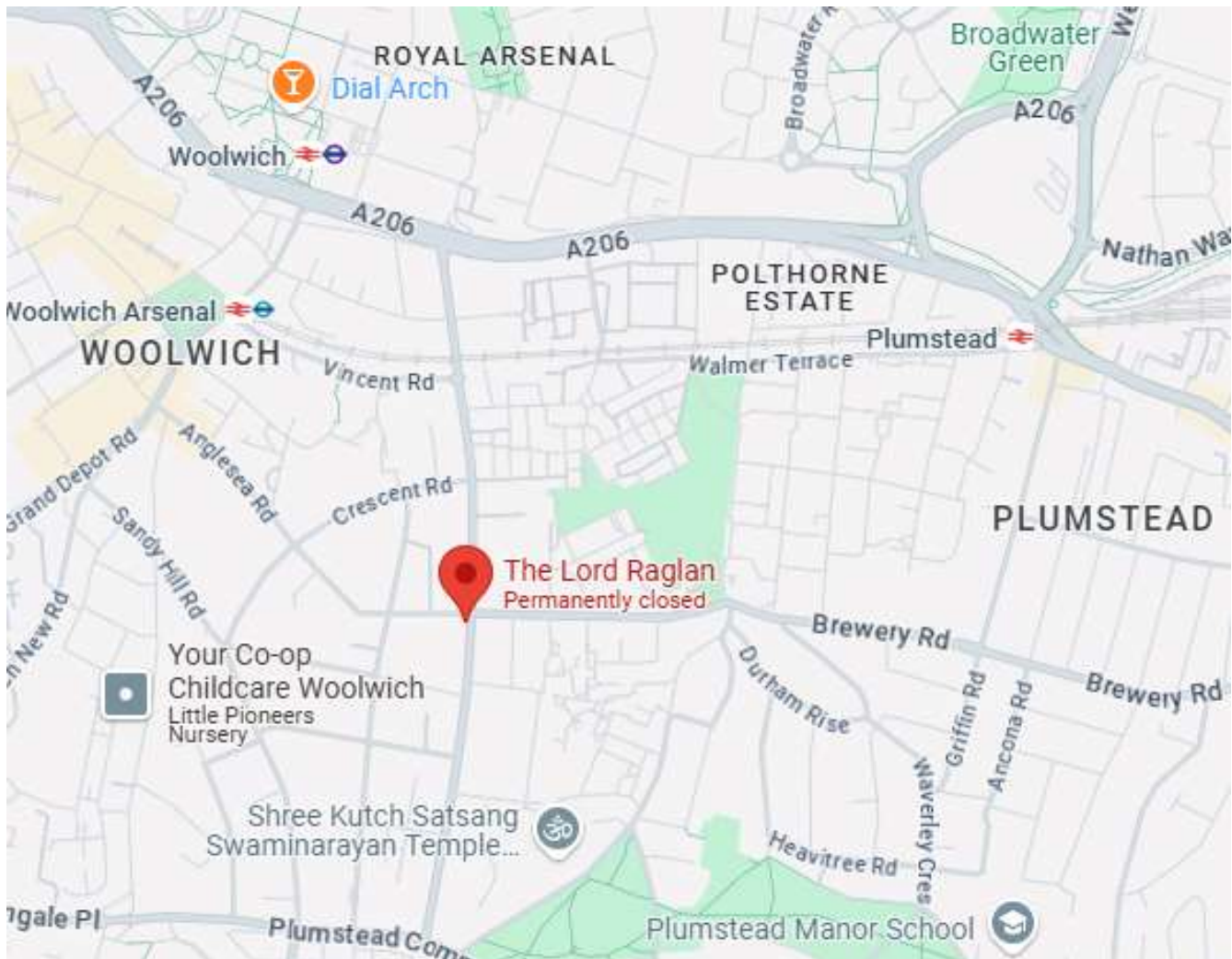
EPC

An EPC has been requested and will be made available shortly.

Viewings & Further Information

For further information or to arrange a viewing, please contact Michael Penfold on either Tel: 07894 210 853 or Email: michael.penfold@agg.uk.com

Location Plan



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

Interior Photos (historic)

Ground floor



First floor



Basement

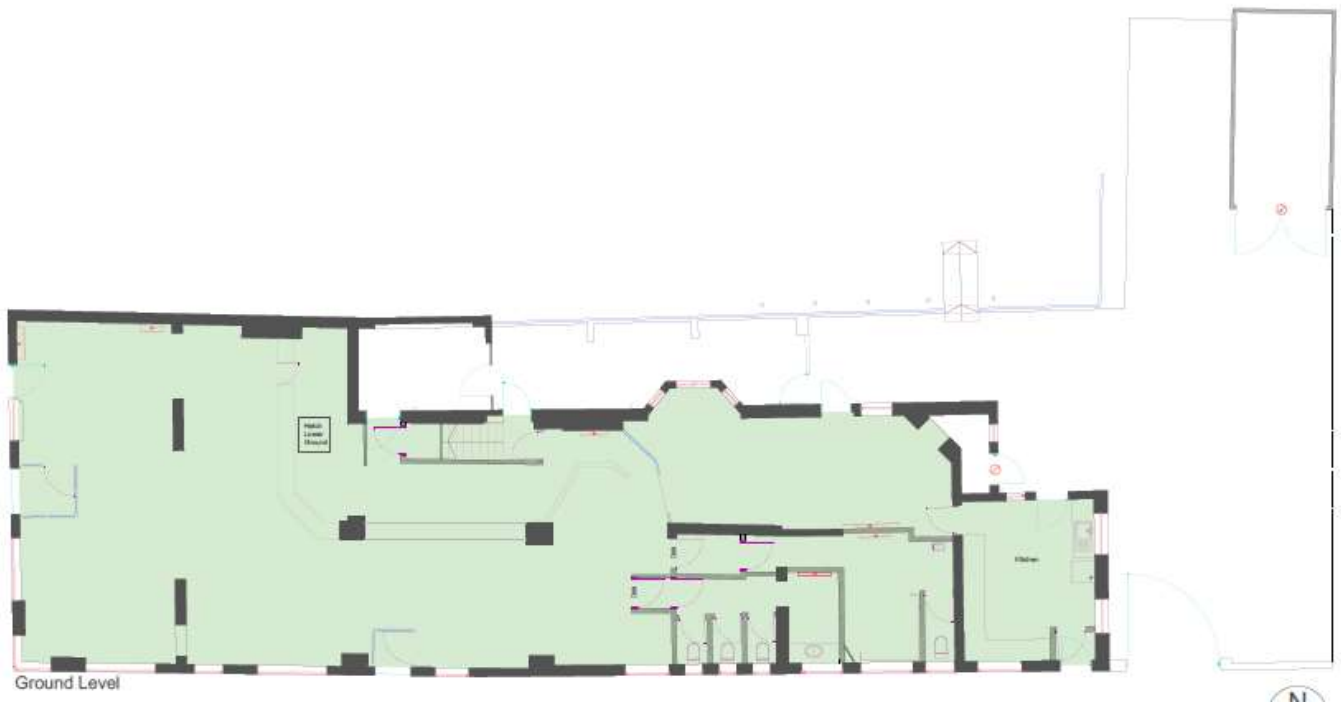


Floor plans

Lower Ground



Ground floor



First floor

