

FREE-OF-TIE LEASEHOLD PUB NEAR BOROUGH (ZONE 1)

INCLUDES TWO SELF-CONTAINED FLATS TO THE UPPER PARTS

**96 SOUTHWARK BRIDGE ROAD, BOROUGH, LONDON, SE1 0EF**

- Approx. 300 metres west of Borough Underground Station
- Ground floor & first floor trading areas with terrace and fully fitted trade kitchen
- Licenced to sell alcohol until 1:00 am on Friday and Saturday, live music permitted and Wedding Licence
- Self-contained upper parts with first floor trading area and 2 x one bedroom flats
- £60,000 per annum free-of-tie rent

GUIDE PRICE £150,000 FOR THE LEASEHOLD INTEREST WITH TRADE CONTENTS**SUBJECT TO CONTRACT** sole selling agents

LonL664

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com**Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS****Associate Director C. Craig MSc (Hons) MRICS**

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Location

The pub fronts Southwark Bridge Road at its junction with Sawyer Street and is surrounded by predominantly residential accommodation, mixed in terms of style, age and height. The recently completed fire station [Brigade Court](#) development adjacent comprises 200 luxury, high-value apartments. Gails Bakery trades next door.

A location plan is attached - [Link to Google Map](#)

Description

An attractive, prominent, end of terrace corner building set out over four storeys above part basement. The upper parts benefit from self-contained access off Sawyer Street. The property benefits from a pavement licence which allows 16 covers to the front. There is a terrace at first floor level. The configuration of the accommodation is as follows:-

Ground Floor: Decorated in a traditional style, largely open plan fitted with a single side servery and timber flooring with some perimeter seating.

Basement: Provides a cold beer store and various general ancillary storage areas.

First floor: Additional trading area with up to 24 covers, ideal for private hire, functions and intimate weddings, customer wc and a fully fitted trade kitchen.

Second floor: Self-contained flat one bedroom flat with kitchen and shower room.

Third floor: Self-contained flat one bedroom flat with kitchen and shower room.

Licensing

The premises licence permits the sale of alcohol from 11:00 am until 11:00 pm on Monday to Wednesday; 11:00 am until midnight Thursday; 10:00 am until 01:00 am Friday and Saturday and from Midday until 10:30 pm Sunday. The premises licence permits live music and it also benefits from a Wedding Licence.

Local Taxation

The property listed within the current (2023) Rating List as a Public House and Premises and has a Rateable Value of £15,000. We have been advised that the business rates payable are £4,491, all interested parties are to rely upon and their own research and due diligence in respect of business rates.

Tenure

The lease is free-of-tie and expires on 30th March 2030 and benefits from security of tenure. A copy of the lease is available upon request.

Price

Guide price £150,000 for the leasehold interest with its trade contents.

Viewing & Further Information

For further information and to arrange a viewing please contact Panayiotis Themistocli on either Tel: 07973 856 232 or email: panayiotis.themistocli@agg.uk.com.

EPC

Rating D 92 – extract below.

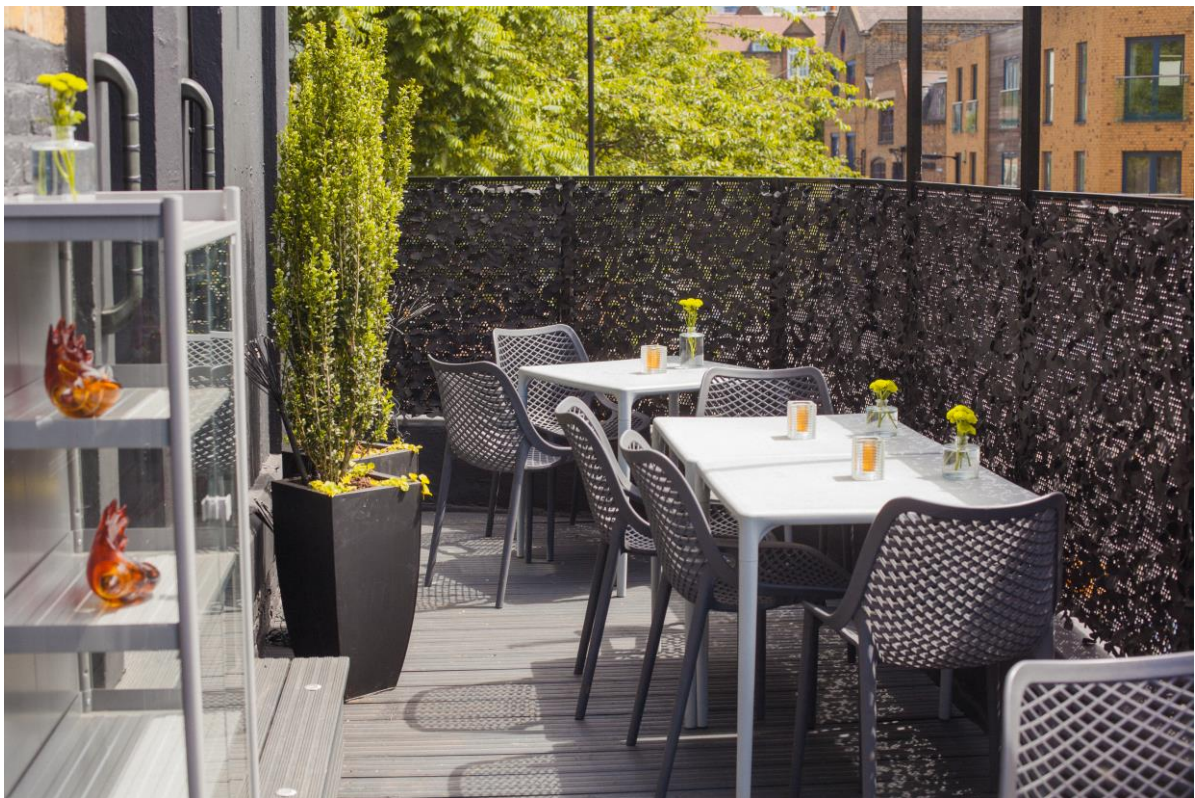
Additional Photos



Ground Floor Trading Area



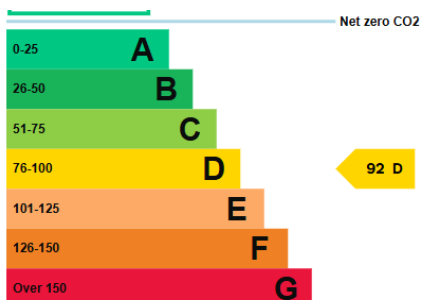
First Floor Trading Area



Terrace

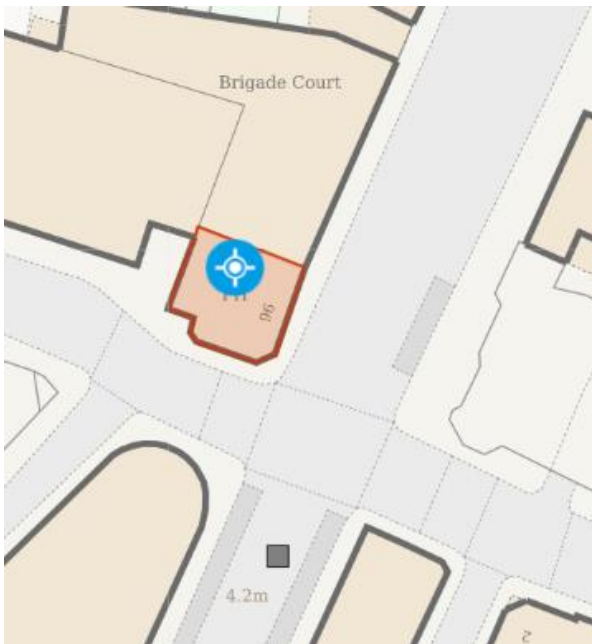


EPC



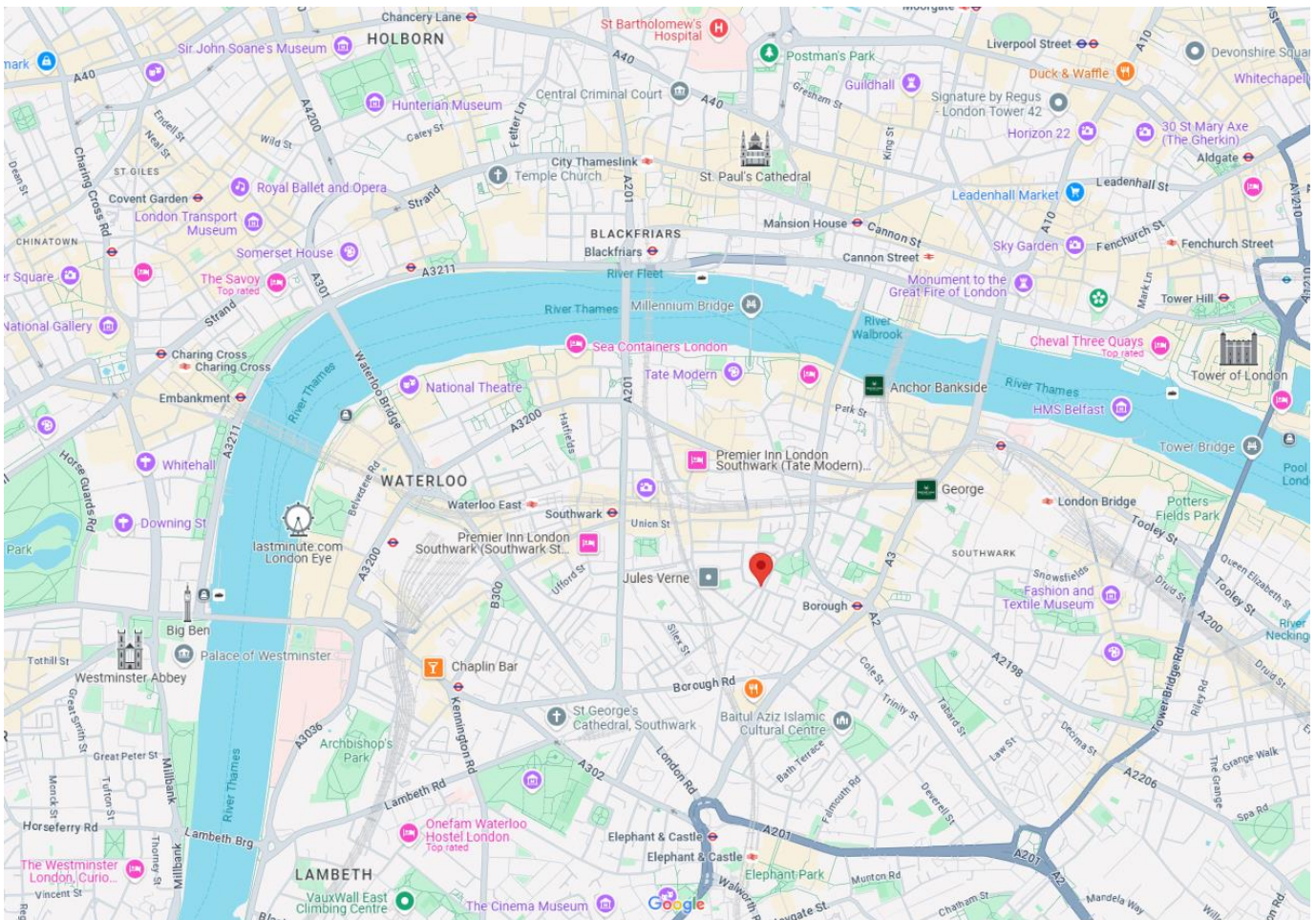
Historic – an up-to-date EPC has been requested and will be made available soon.

Site Plan



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

Location Plan



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