

## FREE OF TIE LEASE ASSIGNMENT OR SUB LEASE – GREENWICH, SE10

**YE OLDE ROSE & CROWN, 1 CROOMS HILL, GREENWICH, LONDON, SE10 8ER**

- Attractive corner pub, situated adjacent to Greenwich Park
- Whole building comprising ground floor pub and upper floor residential accommodation
- Nearby attractions include Greenwich Theatre, National Maritime Museum, Cutty Sark and Greenwich Market
- Gross internal area of approximately 324 sq m (3,488 sq ft)
- Free of tie lease with a passing rent of £234,910 per annum, expiring in March 2044
- Offers invited for lease assignment or sub-lease

**LEASE FOR SALE OR SUB-LEASE AVAILABLE** – fully fitted and equipped  
**OFFERS INVITED**

**SUBJECT TO CONTRACT** sole selling/letting rights

LONL720

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • [www.agg.uk.com](http://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

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, approximately six miles south-east of central London. Ye Olde Rose & Crown occupies a prominent position at the junction of Crooms Hill and Nevada Street, a short walk from Greenwich Park and the National Maritime Museum. Greenwich Railway Station is approximately 500 metres to the south-west and the property also benefits from several bus routes along Nelson Road and A200 towards Central London.

The local area is both a major tourist destination and an affluent commuter hub. Greenwich is home to various attractions and heritage sites including the Cutty Sark, Royal Observatory, National Maritime Museum and the Old Royal Navy College. Nearby occupiers include El Alquimista, Greenwich Theatre, Greenwich Tavern, Pizza Express and Sticks 'n' Sushi.

### [Link to Street View](#)

### Description

An attractive corner property arranged over basement, ground, first and second floors. The building is of brickwork construction under a roof which is encompassed by a parapet wall. Internally the property provides the following:

<b>Basement</b>	Customer WC. Beer cellar, general storage. <b>Gross internal area of approximately: 86.6 sq m (932 sq ft)</b>
<b>Ground Floor</b>	Two entrances. Trade area with a single bar servery. <b>Gross internal area of approximately: 80.2 sq m (863 sq ft)</b>
<b>First Floor</b>	Customer WCs, office, kitchen. Bedroom with en-suite bathroom and kitchen. <b>Gross internal area of approximately: 76.8 sq m (827 sq ft)</b>
<b>Second Floor</b>	Three bedrooms, living room, kitchen and bathroom/WC. <b>Gross internal area of approximately: 79.9 sq m (860 sq ft)</b>

**Total gross internal area of approximately 324 sq m (3,488 sq ft). Floor plans enclosed on final page.**

Using the online ProMap measuring service the building footprint is calculated to be: -

<b>Building Footprint</b>	102 sq m (1,103 sq ft)
---------------------------	------------------------

NB: The floor areas set are approximate and is for guidance purposes only and 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

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

### Licensing

From verbal enquiry of the Royal Borough of Greenwich, it is understood the property has a Premises Licence permitting the sale of alcohol from 11:00 am until 11:00 pm Monday to Thursday, until 12:30 am Friday and Saturday and 12 noon until 10:30 pm on Sunday.

### Planning

From enquiry of the Royal Borough of Greenwich, it has been ascertained that the property is not Listed but does lie within a conservation area.

### Rating Assessment

The property is listed in the Rating List (April 2026) as a 'Public House and Premises' with a rateable value of £52,000.

**Tenure**

Free of tie leasehold with a passing rent of £234,910 per annum, expiring in March 2044. The lease includes fixed annual increases of 2.5%. A copy of the lease is available upon request.

**Trade**

The venue currently operates as a traditional pub, established during the reign of Queen Elizabeth I and rebuilt in 1888. The pub has a full food menu and a social calendar featuring drag shows, quiz nights, karaoke and Cabaret. Further information on the venue is available here: <https://www.greeneking.co.uk/pubs/greater-london/ye-olde-rose-and-crown>

**Basis of Sale**

Offers are invited for the benefit of the subsisting lease or a new sub-lease. Subject to Contract.

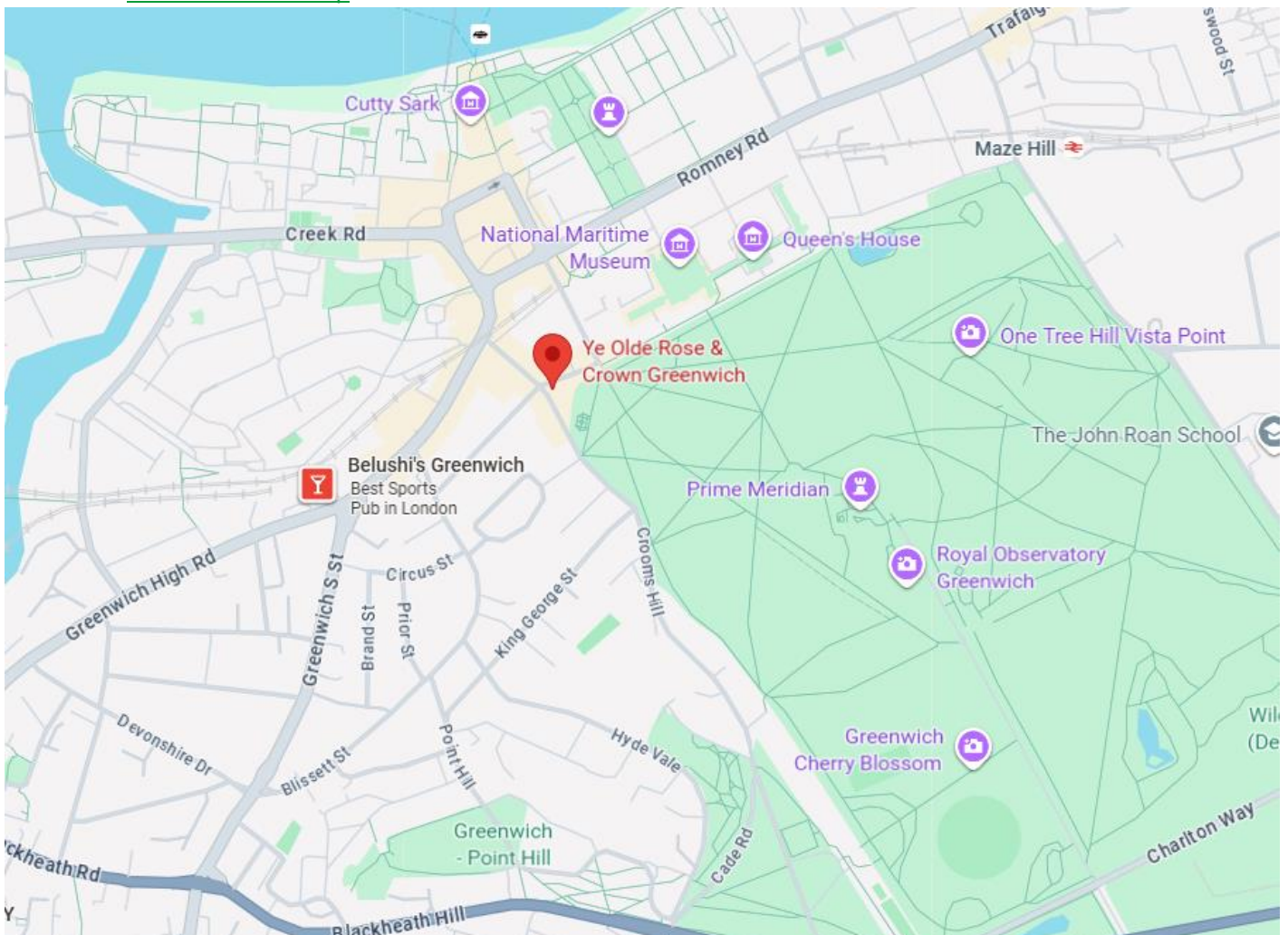
**Viewing**

Neither staff nor customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discreet customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information, please contact Michael Penfold of the sole selling agents on: tel: 07894 210 853 or email: [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)

**EPC – Link**

This property's energy rating is C.

**Location - [Link to Location Map](#)**

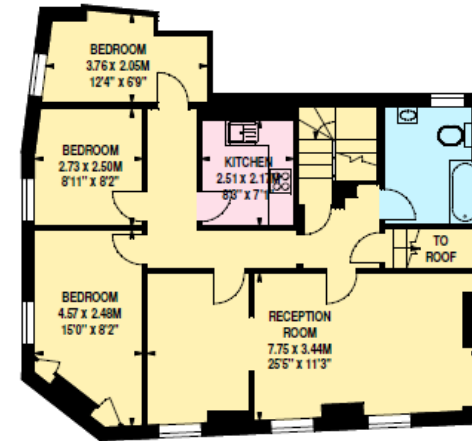
Source: Google Maps. Not to scale - Provided for indicative purposes only.

## Photos

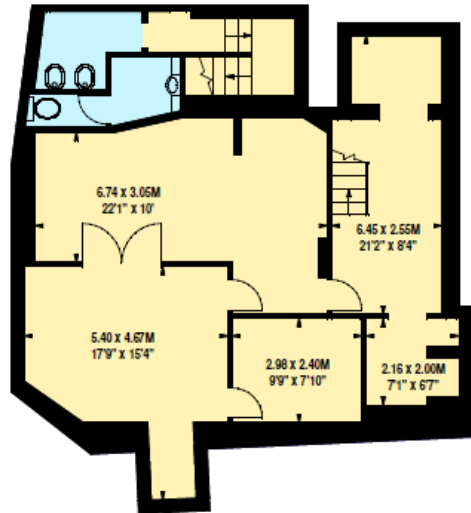


Ye Olde Rose & Crown,  
1 Crooms Hill, SE10

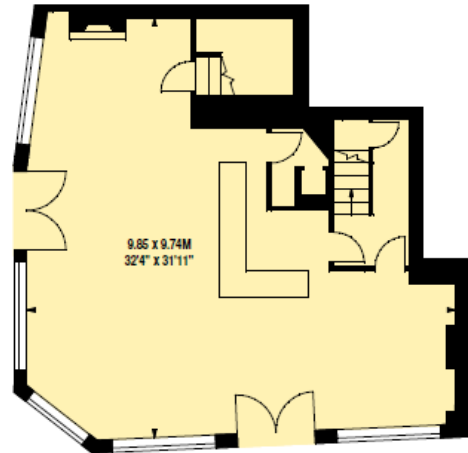
Approximate Gross Internal Area 324 sq m / 3488 sq ft



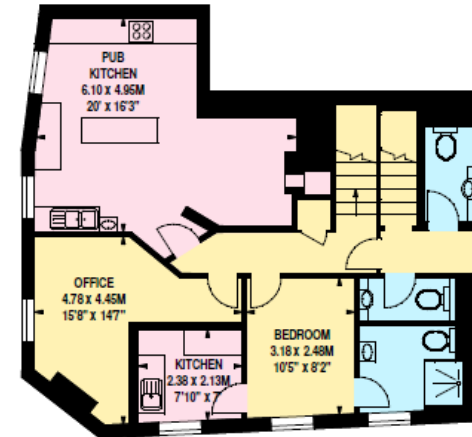
Second Floor  
79.9 sq m / 860 sq ft



Basement  
86.6 sq m / 932 sq ft



Ground Floor  
80.2 sq m / 863 sq ft



First Floor  
76.8 sq m / 827 sq ft