

PUB FOR SALE OR TO LET

HITHER GREEN, SOUTHEAST LONDON



HOLLY TREE, 32 DERMODY ROAD, HITHER GREEN, LONDON, SE13 5HB

- Situated circa 500 metres north west of Hither Green Station
- Surrounded by predominantly residential accommodation.
- Eight bedrooms within upper parts
- Gross internal area approx. 345 sq m (3,715 sq ft).
- The landlord will consider letting the entire property or just the ground floor and basement to a pub operator or an alternative user i.e. retail, office, restaurant/café, medical/dental clinics, community users, children's daycare nursery etc... (subject to obtaining the necessary consents).

FOR SALE OR TO LET, WITH VACANT POSSESSION UPON COMPLETION

OFFERS INVITED

SUBJECT TO CONTRACT – sole selling/letting agent

LONF702

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Location

The pub lies within an area administered by the London Borough of Lewisham, approximately 10 kilometres (6 miles) south east of central London within the suburb of Hither Green, approximately 500 meters from Hither Green Railway Station and its Town Centre. The property is situated within a predominantly residential area comprising a mixture of Victorian terraced housing with some more modern three/four storey residential blocks. It fronts Dermody Road at its junction with Dermody Gardens.

Hither Green Station provides frequent and direct services into central London (Charing Cross Station) with the fastest journey time being around 20 minutes.

A location plan is attached.

Description

An attractive, corner building constructed over three storeys above part basement with a decked patio to the rear. Internally the building is set out as follows:-

Ground floor	Open plan trading area with set of customer wc's to the rear.
Basement	General ancillary storage areas and cold beer store.
First floor	Four bedrooms, a domestic kitchen, wc and two shower rooms with wc's.
Second Floor	Four bedrooms, wc and two shower rooms with wc's.

We have been advised that the property has the following approximate areas:-

Ground Floor	90 sq m (970 sq ft)
Basement	80 sq m (860 sq ft)
First Floor	90 sq m (970 sq ft)
Second Floor	<u>85 sq m (915 sq ft)</u>
Total	345 sq m (3,715 sq ft)

According to Nimbus Maps the total site area and the building footprint are as follows:-

Building Footprint	107 sq m (1,150 sq ft)
Total Site Area	182 sq m (1,960 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.

Licensing

The pub does not currently benefit from a premises licence. Any sale or letting to an existing use pub operator will therefore be conditional upon the purchaser or tenant obtaining a new premises licence permitting the sale of alcohol.

Planning

We have been advised that the property is not statutorily listed and nor is it situated within a conservation area. All interested parties are to rely upon their own planning research and due diligence prior to bidding.

Rating Assessment

The property is listed within the Rating List as a 'Public House & Premises' with a Rateable Value of £6,500 with effect from 1st April 2026.

Basis of Sale or Letting

Inviting unconditional offers for the freehold interest with vacant possession upon completion. Rental offers are invited for a new free-of-tie lease, all terms to be negotiated and incentives available. The landlord will also consider letting the entire property or just the ground floor and basement lock-up only. The landlord will also consider letting the property to a non-pub user, subject to obtaining the necessary consents. VAT may be payable in addition to the purchase price / rent.

Viewings & Further Information

For further information or to organise a site visit, please contact Panayiotis Themistocli on tel. 07973 856 232 or email. panayiotis.themistocli@agg.uk.com.

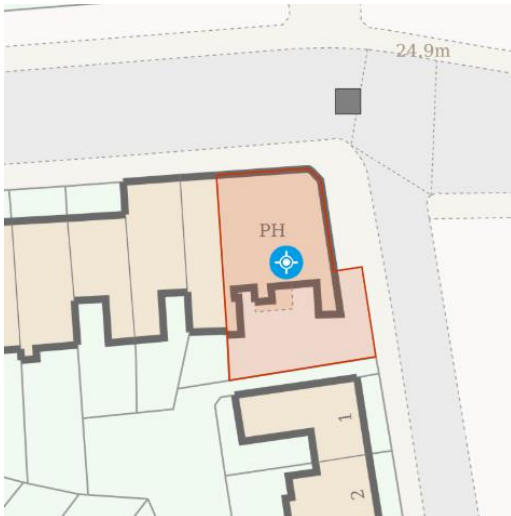
Money Laundering

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

The property has an EPC rating of 'C' (57).

Site Plan

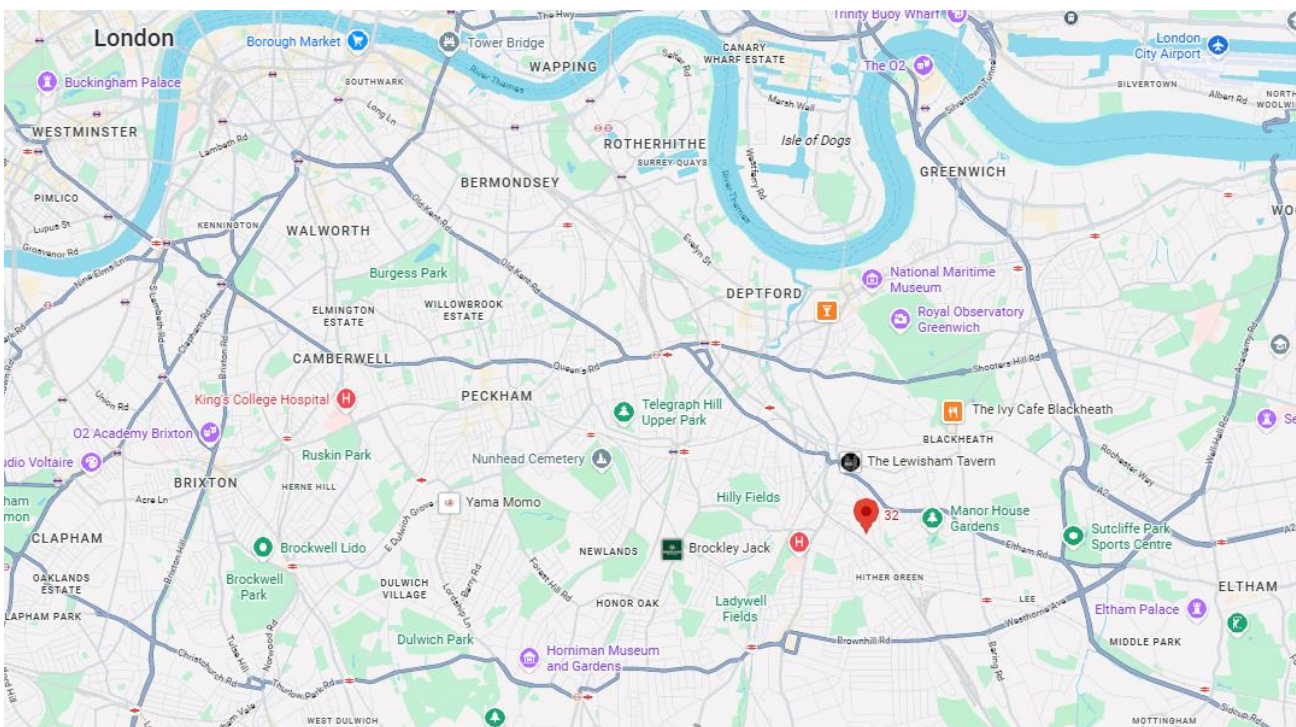
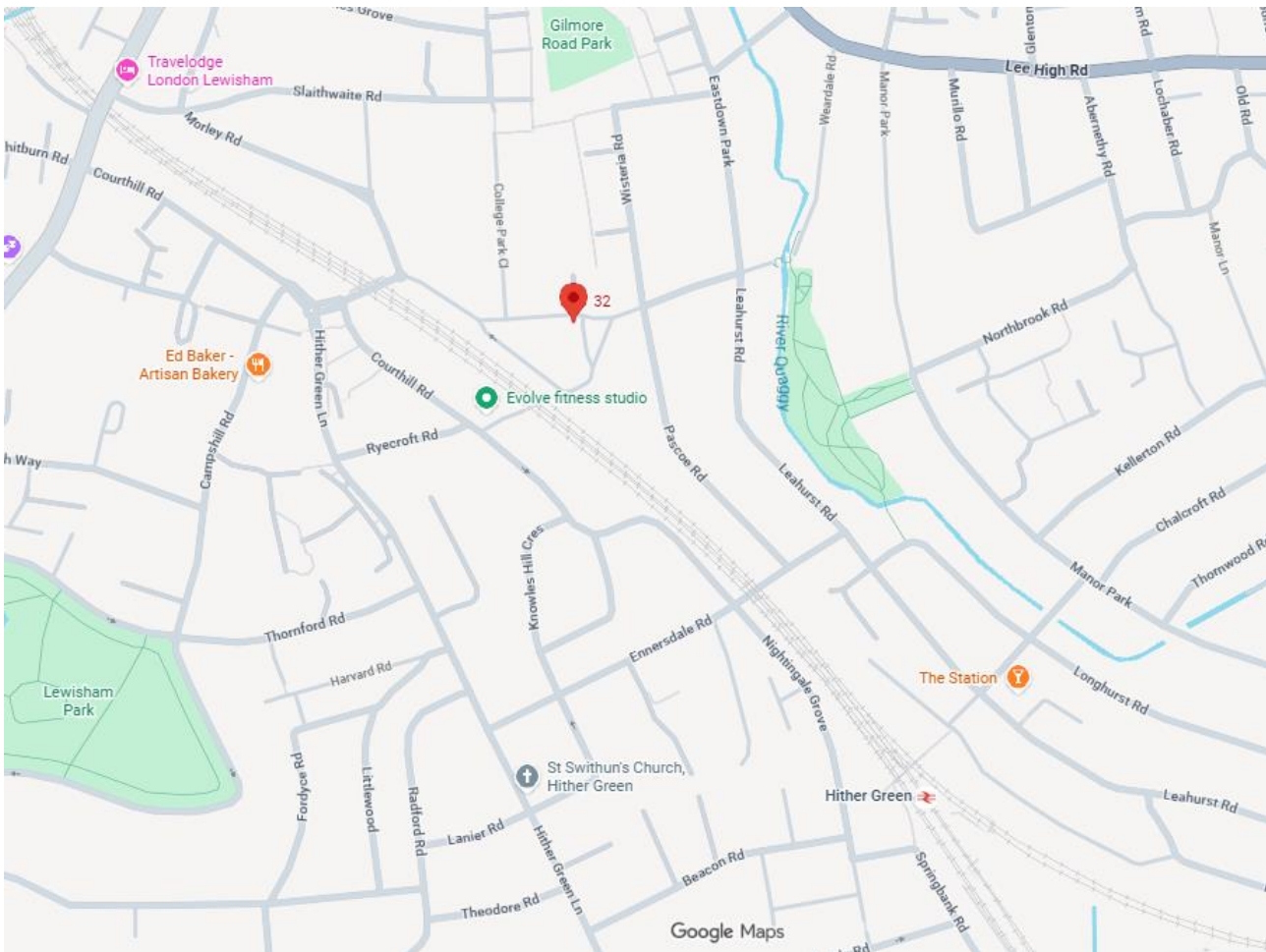


Not to scale - provided for indicative purposes only.

Additional Photos

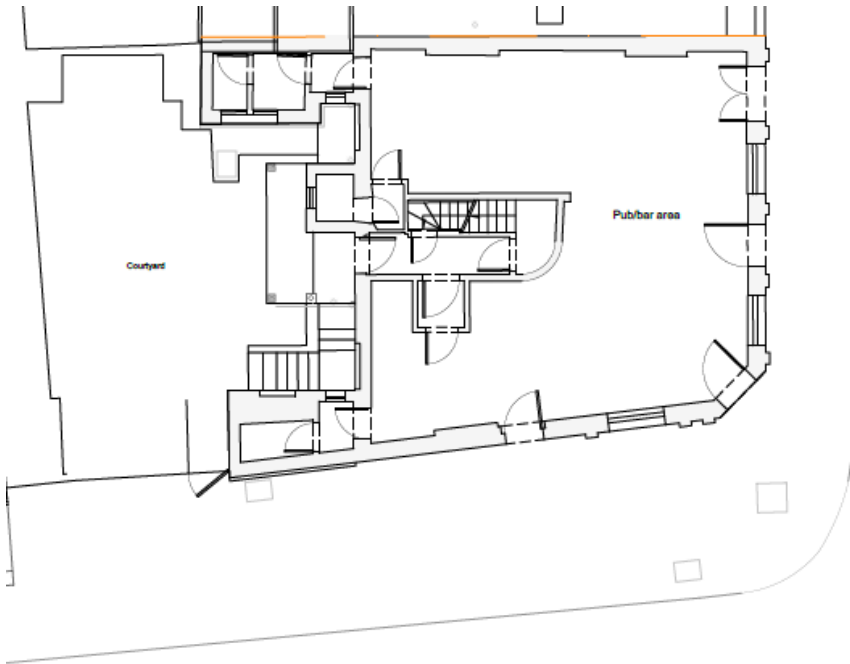


Location Plans

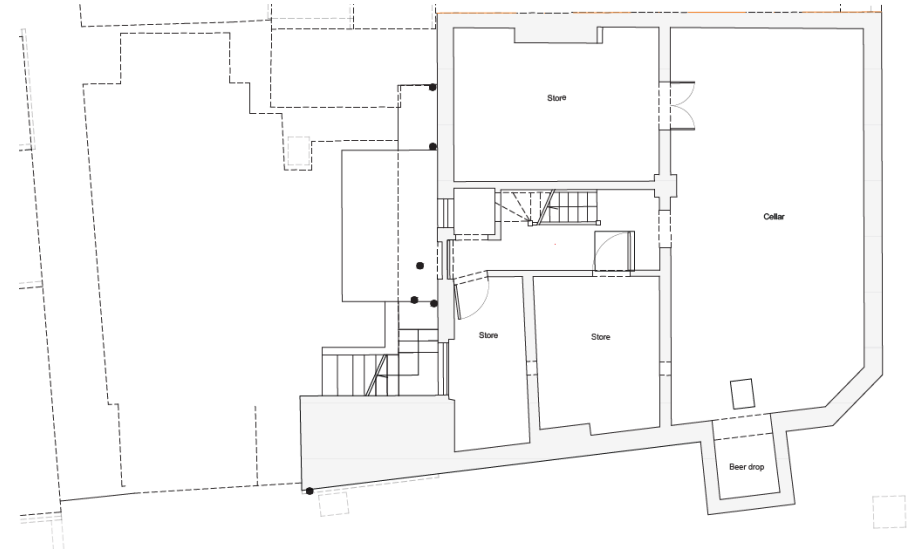


Google Maps. Not to scale - Provided for indicative purposes.

Ground Floor



Basement



First Floor



Second Floor

