

- Pub on 0.69 acre site
- Densely populated residential area
- Residential or commercial development potential (STP)
- Opposite parade of shops with new Co-op convenience store opening late 2021
- Open viewing 28 April 2021, 11.00am
- Closing date for offers 26 May 2021
- OFFERS INVITED

PUB FOR SALE



D DRAKE
& COMPANY

The Great Harry, Parsonage Manorway, BELVEDERE, DA17 6LZ

LOCATION

The town of Belvedere has a population of 11,890 and is located within the London Borough of Bexley.

The Great Harry occupies a peninsular site with road frontage to three sides and is situated within a residential area directly opposite a parade of shops where a new Co-op convenience store is due to open late 2021.

PROPERTY

The Great Harry is a large purpose built estate pub with a trade garden and large car park to the front and side providing the following:

Ground Floor Main bar, games bar, trade kitchen and WC's

First Floor 3 bedrooms, 2 bathrooms, kitchen and lounge

External Large beer garden and car park with 50 spaces

From digital mapping we estimate that the property provides the following approximate areas:

Total Site Area 0.69 acre 2,792 sq m

Gross Built Area (Ground) 3,432 sq ft 318 sq m

NB: The above measurements are provided for guidance purposes only and no reliance should be placed upon them when making any offer and for the avoidance of doubt Drake & Company will not be liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements.

DEVELOPMENT POTENTIAL

In our view there is excellent residential development potential, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request and the property is rated C51.



RATING ASSESSMENT

We have been verbally advised by the local rating authority that the rateable value is £25,500. Interested parties are advised to verify this figure with London Borough of Bexley on 0208 315 2174.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.





TERMS

We are instructed to invite **conditional and unconditional offers** for the benefit of our client's freehold interest with vacant possession.

VAT will be charged, where applicable, at the prevailing rate.

All F&F owned by the Vendor at the property on the day of Completion are included in the sale but no safety tests or inventory will be provided.

Any items owned by third parties e.g. Beer Raising Equipment are specifically excluded from the sale.

CLOSING DATE

Our client has set a closing date for offers of **Wednesday 26 May 2021**.

OPEN VIEWING

Viewing **by appointment only from 11.00am on Wednesday 28 April 2021** due to Covid restrictions. For further information contact sole agents.

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Misrepresentation Act 1967

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- 1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- 2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection

or otherwise as to their accuracy and fullness, he must not in entering into any contract otherwise rely upon these particulars as statements or representations of fact.

- 3) The Vendor does not make or give any representations or warranties in respect of the property.
- 4) In the event of any inconsistency between these particulars and the conditions of sale, the latter shall prevail.
- 5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.