

Freehold Pub with Flats Above – Sutton, SM1



COCK & BULL, 26 HIGH STREET, SUTTON, SM1 1HF

- Substantial former bank premises occupying pivotal town centre position.
- Circa 50 metres north of railway station in mixed commercial and residential location.
- Public house to ground and basement with three self-contained apartments above.
- Late Premises Licence until 1:00am Thursday, Friday and Saturday.
- Approximate total gross internal area of 910 sq m (9,783 sq ft).
- Of interest to leisure operators and investors with potential to change the pub use (subject to appropriate consents)

FREEHOLD AND CONTENTS

GUIDE PRICE £1.5 million plus VAT

SUBJECT TO CONTRACT – Joint Sole Selling Agent

LONF590

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Location

The property sits on Sutton's busy town centre gyratory system, fronting the High Street at the junction with Sutton Court Road (A232) in a mixed retail, commercial and evolving medium and high-rise residential location. Sutton railway station is circa 50m to the south. Nearby branded leisure operators include Nando's, Zizzi and Pizza Express in the blocks immediately opposite the pub, together with the entrance to Morrisons supermarket.

A location plan is attached.

Description

A substantial end of terrace corner building which was once used as a bank and which benefits from a triple aspect to Bank Mews at the rear. It is set out on four storeys with parapet wall to multi pitched slate roof. There is a two-storey extension to the rear together with a small secure customer smoking yard.

Internal

Basement - used for pub storage purposes and comprising a beer store; wines and spirit's store; further storage; mechanical beer hoist.

Ground floor - Large 'U'-shaped bar area with excellent natural daylight fitted in a quality lounge style. Disabled WC
The upper parts are divided into two sections with separate staircases to street level.

First floor - large commercial kitchen and prep area; utility room; managers office; staff room; Ladies and Gents customer toilets.

Second floor - staff kitchen and living room; boiler room; bathroom.

Third floor - managers accommodation with two double beds; one single bed. Further two self-contained residential dwellings of 1 x No. 2 beds and 1 x No. 3 beds.

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

Ground	269 sq m (2,894 sq ft)
Lower Ground	93 sq m (1,002 sq ft)
First Floor	217 sq m (2,340 sq ft)
Second Floor	66 sq m (708 sq ft)
Second (Flat One)	108 sq m (1,161 sq ft)
Third Floor	48 sq m (517 sq ft)
Third Floor (Flat Two)	109 sq m (1,161 sq ft)
Total	910 sq m (9,783 sq ft)

NB: The areas set out are approximate and 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.

Planning

From informal enquiries it has been established from the London Borough of Sutton that the property is Grade II listed and located in the Sutton Town Conservation Area.

Licensing

From informal enquiries it has been ascertained that the Premises Licence permits the sale of alcohol from 10.00am until midnight each weekday and until 1.00am on Thursdays, Fridays, and Saturdays.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £75,750.

Tenure

Freehold, free of all ties with vacant possession of the public house and managers apartment upon completion.

One of the apartments above is occupied by the pub manager. One of the remaining two apartments is to a third party on an Assured Shorthold Tenancy at £15,600 pa.

NB the rear passageway, Bank Mews, permits a right of way for other users.

Viewing and Further Information

The pub is closed and has ceased trading. Prospective purchasers are requested to undertake external viewings in the first instance. Viewings of the building, subject to the upholding of Covid safety measures will be conducted on the following dates:

Thursday 17th June - 10.00am till 11.00am

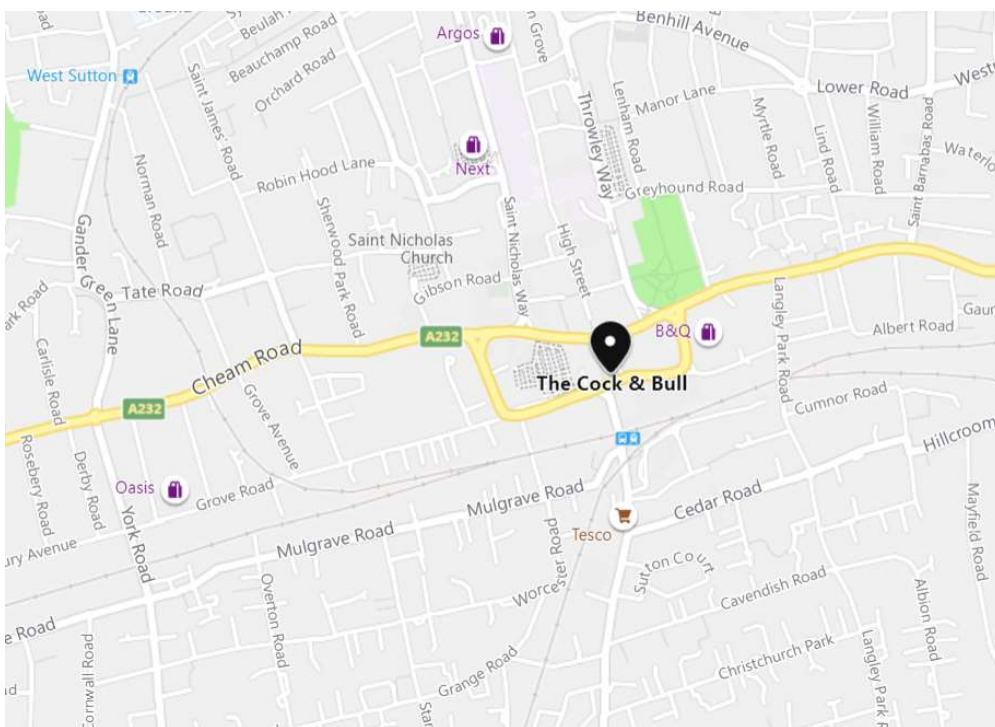
Tuesday 29th June - 3.00pm till 4.00pm

For further information or to organise an inspection please contact James Grimes on – Tel: 07989 986388 or Email: james.grimes@agg.uk.com

Or our joint agents Fleurets – James Davies Tel: 07990 573176 or Email: james.davies@fleurets.com



Location Map



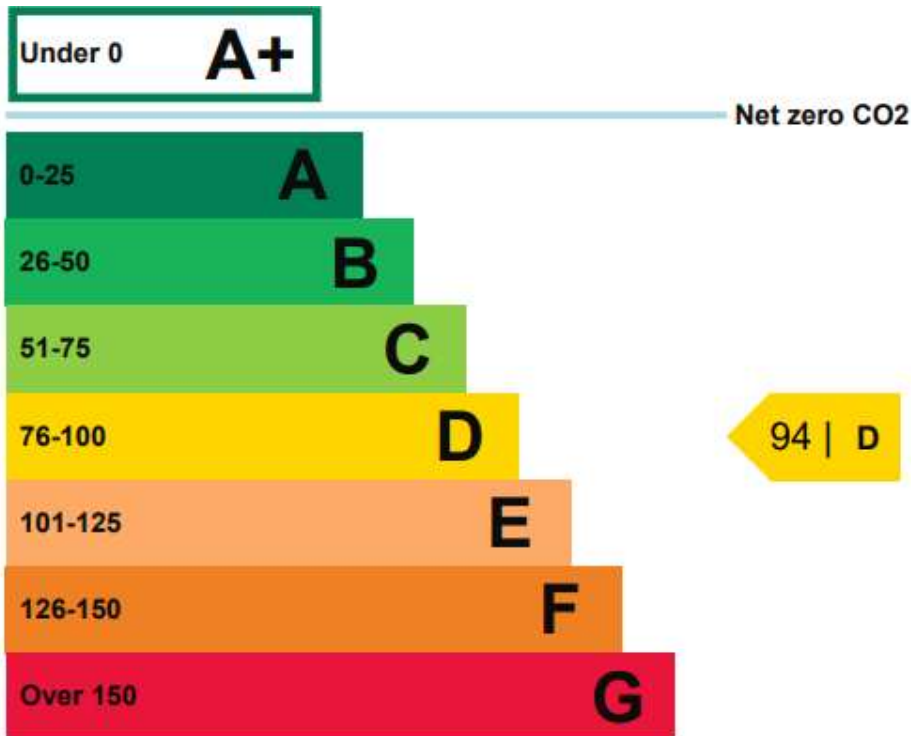
Source: Bing Maps. Not to scale - Provided for indicative purposes only.

Site Plan



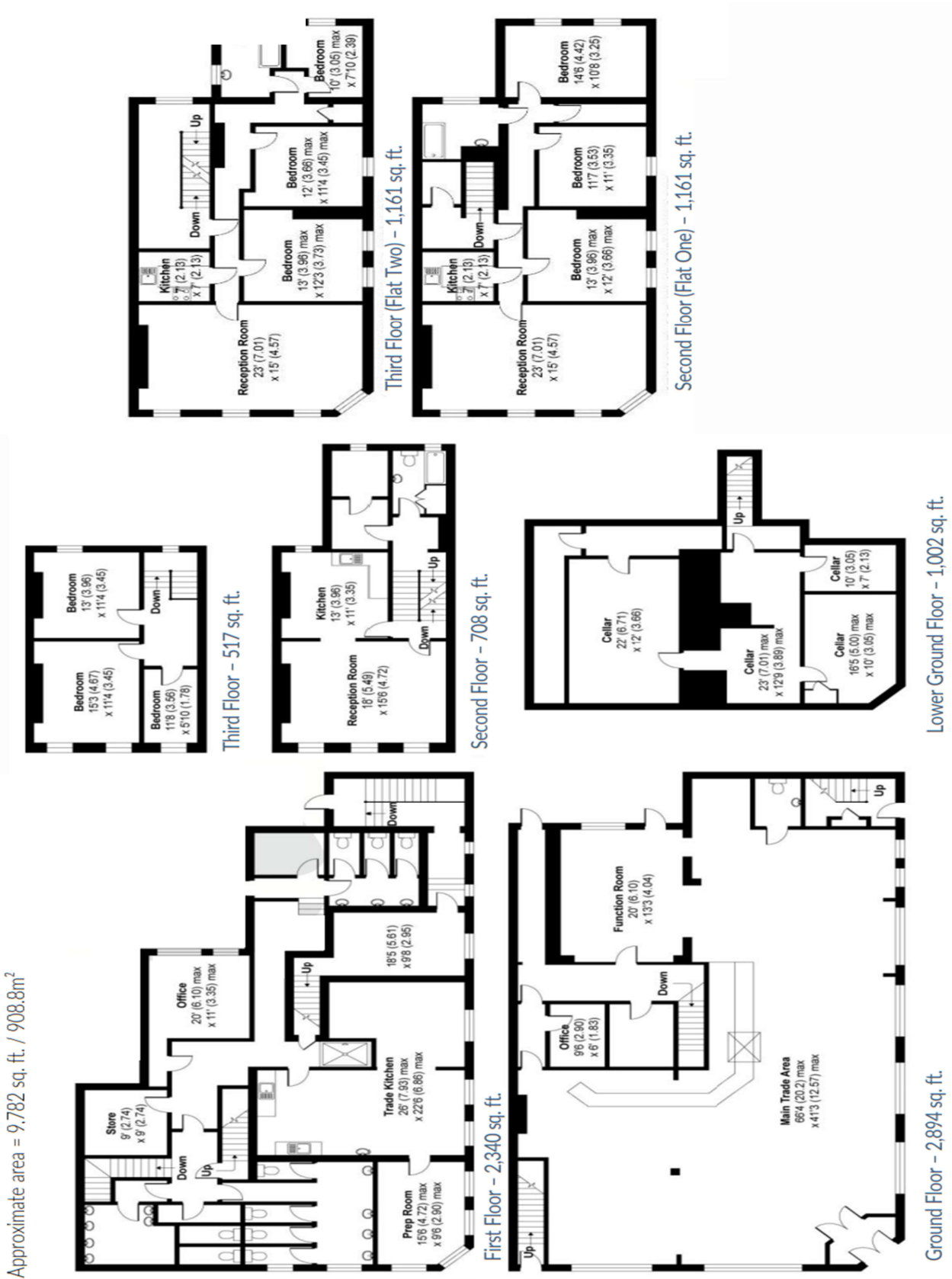
Source: Promap. Not to scale - Provided for indicative purposes only.

EPC



Properties are given a rating from A+ (most efficient) to G (least efficient).

Floor Plan



Not to scale - Provided for indicative purposes only.