

## Jack & Jill

Longlands Avenue, Coulsdon, Croydon, CR5 2QJ



**For Sale Freehold Licensed Premises**  
**Guide Price: £950,000 plus VAT**  
**Sole Selling Agent**

- Substantial corner position on Longlands Avenue
- Close to Woodcote Park Golf Club
- Open plan trade areas with living accommodation on first floor
- Car parking for c. 20 vehicles
- Gross Internal Area of c. 4,044 square foot on a plot size of 0.487 acres

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## **Location**

Coulsdon is a town in south London, England, within the London Borough of Croydon and the historic county of Surrey. The pub occupies a prominent position on Longlands Avenue and is surrounded by a mix of local amenities, community hall and private residential dwellings. The pub is opposite Woodcote Park Golf Club which has a rich history. Woodmansterne and Coulsdon Town Station are also in close proximity which provide direct links to London Bridge in under 37 minutes.

## **Accommodation**

The Jack & Jill is a two-storey detached property of brick construction beneath various pitched tiled roofs, the property also benefits from extensions to the side and rear. The property is arranged over basement, ground and first floors. Internally, the ground floor has a small snug area to the front of the building, with a larger bar and lounge area to the side and rear with interconnecting WC's. Ancillary trade areas comprise customer WC's x4, stores, commercial kitchen, and basement cellarage with associated stores. The first floor comprises four double bedrooms (one with en-suite), bathroom, kitchen and living room.

Externally, and to the rear of the premises, the property benefits from a large trade garden allowing for outdoor drinking/smoking with a children's play area. There is a private garden for the staff. Car parking facilities can also be found at the front of the property with the potential to accommodate 20 vehicles.

**The property sits on a plot size of 0.487 of an acre.**

**The Jack & Jill presents an excellent opportunity to purchase a freehold property in the area of Coulsdon.**



☎ **020 7557 7844**

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## General Information

### Rating

The current Rateable Value is assessed at £15,000.

### Licences

It is understood that the property currently possesses a Premises Licence. Further details available upon request.

### Services

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

### Trading

The premises are currently closed for trading due to COVID - 19.

### Tenure

The property is being sold freehold with vacant possession.

### Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### Energy Performance Certificate

Energy efficiency rating for this property is D.

### VAT

VAT will be applicable on the sale of this property.

### Virtual Tour

<https://my.matterport.com/show/?ref=em&m=u81yQ3XqjFV&help=1&gt=1&ts=1>

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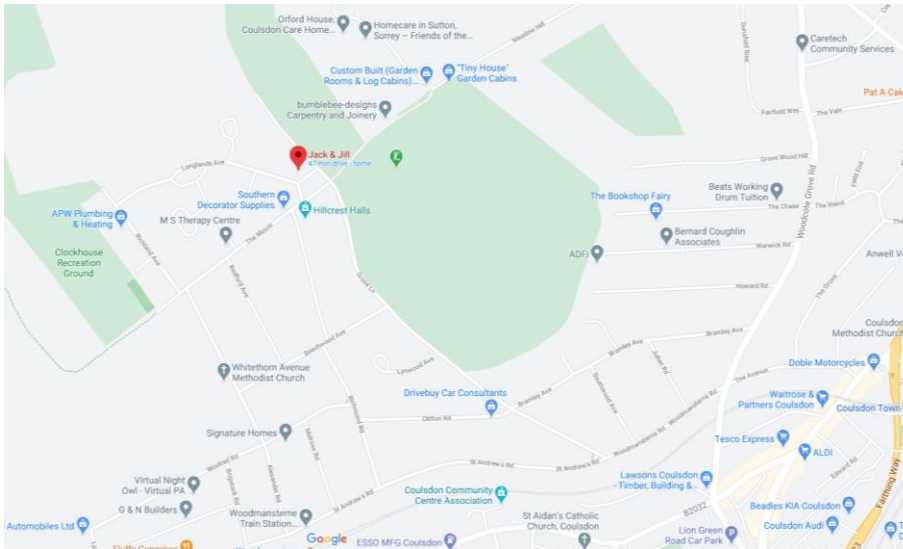
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## Agent Details

For further details please contact



**William Baker**  
**Agency Surveyor**



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**Richard Tole**  
**Director**



**07917 088221**



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## Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings, and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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