

## LEASEHOLD PUB FOR SALE

### GREENWICH, SE10



### SPANISH GALLEON PH, 48 GREENWICH CHURCH STREET, GREENWICH LONDON, SE10 9BL

- Prime position in Greenwich within close proximity of numerous tourist attractions
- Whole building including trade areas and four-bedroom residential accommodation
- Extensive trade accommodation over ground floor and first floor including dining area plus balcony
- Near the River Thames and Cutty Sark
- Passing rent of £125,000 per annum, 35-year lease expiring December 2037
- Attractive Grade II Listed building located within the Maritime Greenwich UNESCO World Heritage Site
- Free of all ties

**LEASEHOLD** – fully fitted and equipped

**GUIDE PRICE £200,000**

**SUBJECT TO CONTRACT** - Sole Selling Rights

LONL502

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### Location

The property is situated within the Royal Borough of Greenwich, located in the heart of this popular tourist destination which 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 Nando's, Old Brewery, Franco Manca, Gipsy Moth PH, Sticks n Sushi and Honest Burger.

The Spanish Galleon PH fronts Greenwich Church Street at its junction with College Approach, approximately 75m from Greenwich DLR Station and circa 500m from Greenwich Railway Station. The River Thames / Cutty Sark is located circa 200 metres to the north with Greenwich Park / Observatory is approximately 300 metres to the south.

Location plans enclosed overleaf.

### Description

An attractive, well-presented three storey mid terrace property constructed over basement of rendered brick-built elevations, beneath a low-pitched roof (the covering of which is not visible from ground level). Internally the pub is set out as follows:

<b>Basement</b>	Chilled beer store, office and storage.
<b>Ground floor</b>	Two bar areas, each with a servery, interlinked by a central area with a 'fish and chip' fryer / counter. Conservatory trade area and customer WCs. In total, seating is provided for approximately 68 customers.
<b>First floor</b>	Dining room with bar servery and seating for approximately 48 customers, balcony / terrace. Customer WCs. Trade kitchen, electric hoist, washroom, staff area with WC and storage areas.
<b>Second floor</b>	Four bedrooms, living room, kitchen, WC / bathroom, storage areas.

Using the online ProMap measuring service the building footprint and site area calculated to be: -

**Building Footprint (100% covered)** 200 sq m (2,154 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 enquiry of the Royal Borough of Greenwich, it is understood the property has a Premises Licence permitting the sale of alcohol from 8:00 am until 2:00 am Monday to Sunday.

### Rating Assessment

The property is listed as a Public House and Premises and has a rateable value of £77,600 with effect from April 2017.

### Tenure

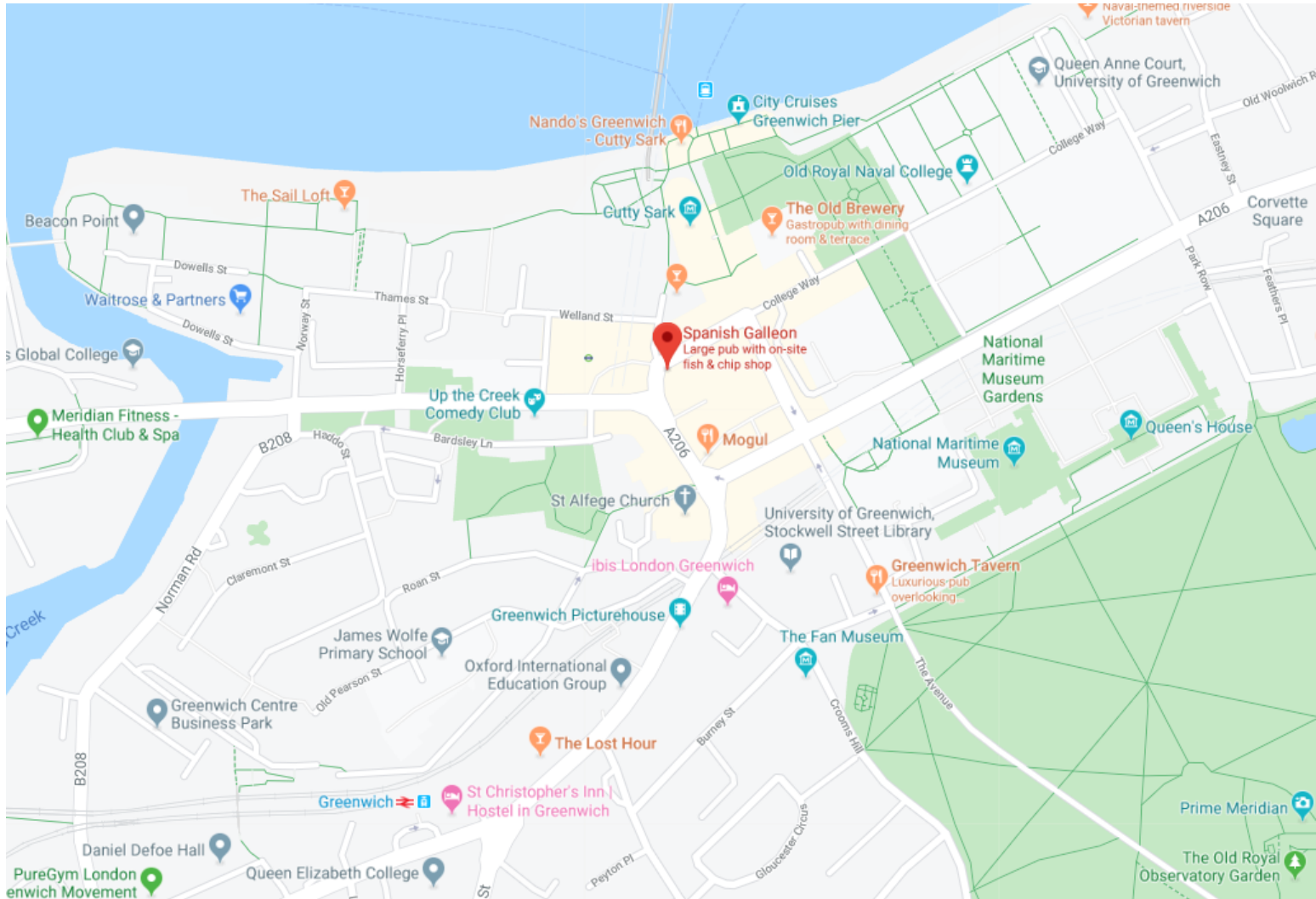
Leasehold – free of all ties and providing a term of 35 years with effect from December 2002. The passing rent is £125,000 per annum exclusive. The next rent review is due in 2022.

### Basis of Sale

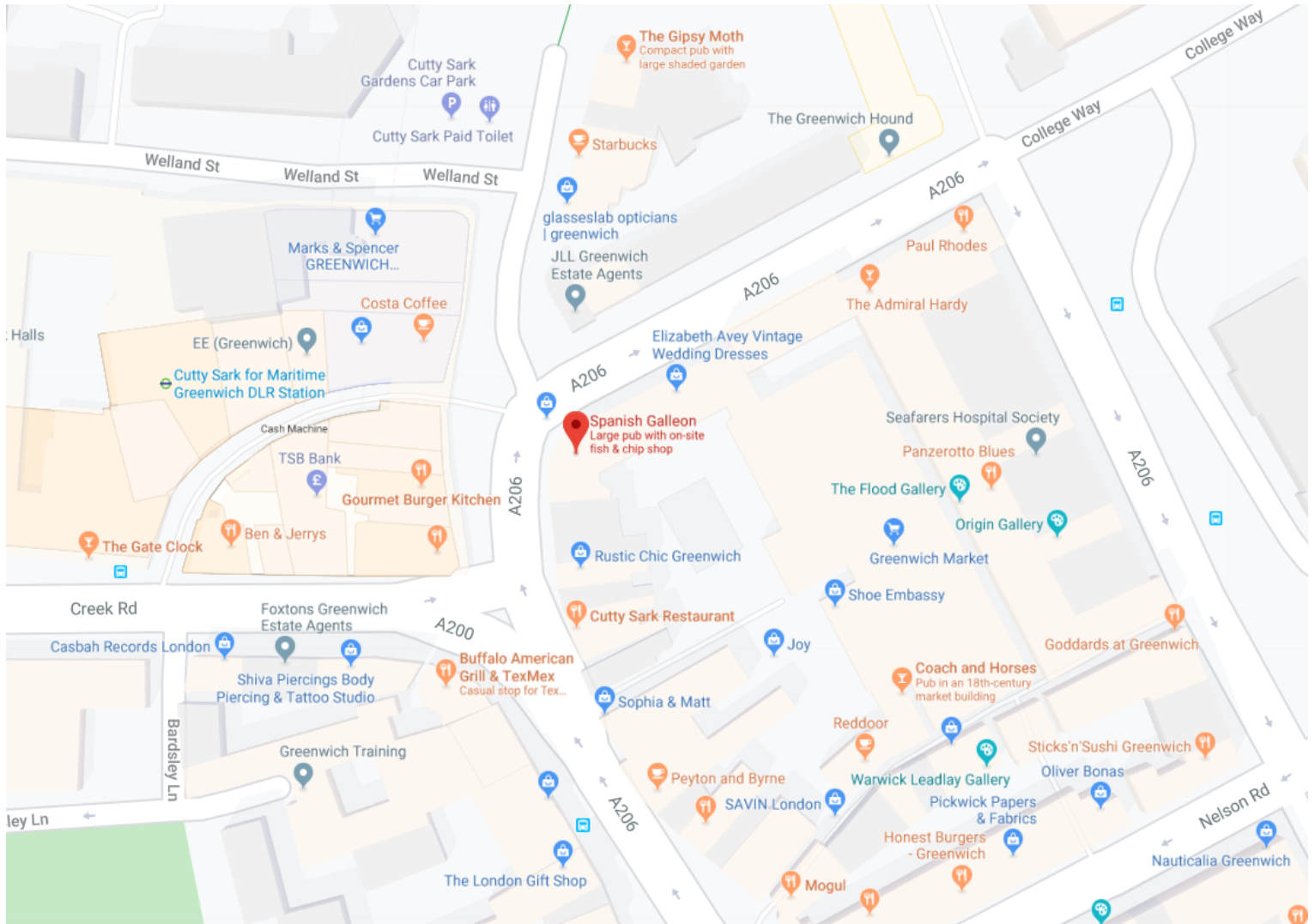
Guide price £200,000 for the fully fitted and equipped leasehold interest. Subject to contract. TUPE will apply.

## Viewings & Further Information

For further information and to arrange a viewing please contact Michael Penfold of sole selling agents AG&G on Tel: 020 7836 7826 or Email: [michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)



Google Maps. Not to scale - Provided for indicative purpose



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