

GROUND FLOOR & BASEMENT PUB – RECENTLY REFURBISHED  
VIRTUAL FREEHOLD FOR SALE OR TO LET



PECKHAM, SOUTH LONDON  
TRENDY, SOUGHT AFTER LOCATION

**THE GREYHOUND, 109 PECKHAM HIGH STREET, LONDON, SE15 5SE**

- Landmark, prominent corner High Street pub.
- Ground floor and basement recently renovated to a high standard.
- Two external trading areas.
- Licenced to sell alcohol from 9:00am until 1:00am every day.

[VIDEO TOUR](#)

[VIRTUAL TOUR](#)

**PREMIUM OFFERS INVITED FOR THE VIRTUAL FREEHOLD INTEREST; OR  
TO LET ON A NEW FREE OF TIE LEASE – RENTAL OFFERS INVITED  
SUBJECT TO CONTRACT** sole letting/selling rights

LonL311

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## Location

The property is situated within the London Borough of Southwark approximately five kilometres (three miles) south east of central London. It fronts Peckham High Street (A202) at its junction with Peckham Hill Street (B215). The immediate area comprises a mixture of commercial uses and residential accommodation. A sizable college lies opposite and a 52 bedroom hotel is currently under construction within close proximity. It lies circa 500 metres to the north of Peckham Rye Railway Station which provides frequent and direct services into London Bridge with a journey time of just 13 minutes.

A location plan is attached.

## Description

The pub is set out over ground floor and basement of an attractive recently renovated four storey building. It benefits from two external areas. The ground floor trading area is largely open plan, fitted with a single bar servery, a set of customer male, female and disabled wc's. The basement provides an additional trading area fitted with a single bar servery, trade kitchen with hoist, cold beer store, office, a set of male and female customer wc's and ancillary storage areas. A set of floor plans are attached.

We have been advised that the approximate gross internal areas are as follows:-

Ground Floor	142 sq m (1,527 sq ft)
Basement	174 sq m (1,872 sq ft)
Total	316 sq m (3,339 sq ft)
Enclosed rear patio	17 sq m ( 182 sq ft)
Patio (off Peckham Hill St)	44 sq m ( 473 sq ft) – not demised, occupied by way of a pavement licence

NB: The floor areas set out 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

The pub is connected to all mains services.

## Licensing

The pub benefits from a Premises Licence which permits the sale of alcohol from 9:00 am until 1:00 am every day.

## Planning

From informal enquiry of the London Borough of Southwark we have established that the property is not listed but lies within the Rye Lane Conservation Area.

## Rating Assessment

The property is listed as a Public house and Premises with a rateable value of £16,500.

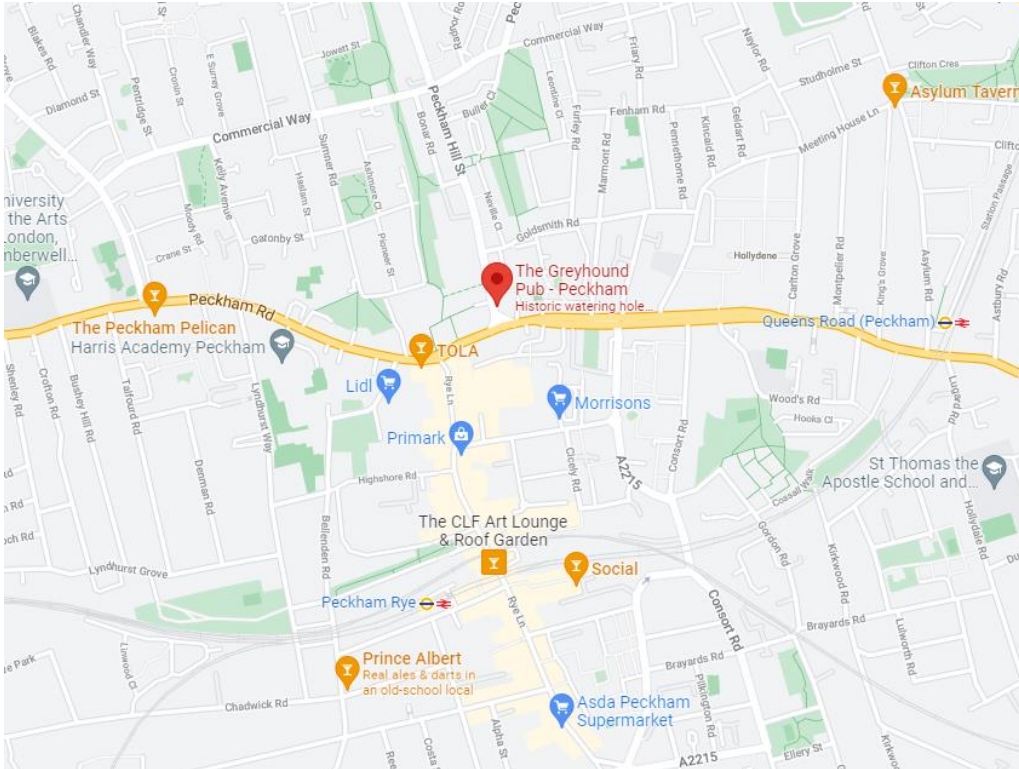
## Basis of Sale or Letting

The virtual freehold interest of the ground floor and basement are available, seeking premium offers for a long-leasehold interest at a peppercorn rent. Alternatively, the premises is available to let on a new free-of-tie lease, all terms to be negotiated (VAT will be payable in addition to the rent).

## Viewings & Further Information

The business is currently open and trading, interested parties are encouraged to undertake a '[Video Tour](#)' or '[Virtual Tour](#)' by clicking/taping on the above links prior to attending the site for a discreet customer inspection. **Please do not engage with the manager, staff or customers in connection with this letting.** For further information or to arrange a viewing, please contact Panayiotis Themistocli on either Tel: 07973 856 232 or Email: [panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com).

## Location Plan



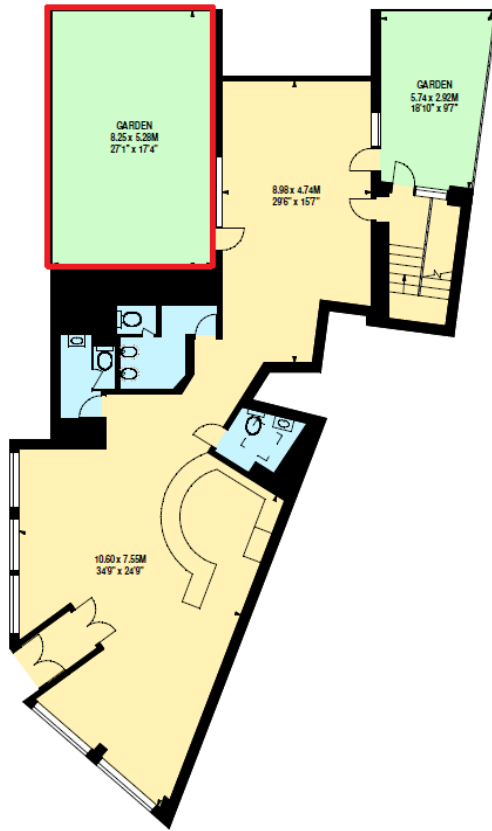
Source: Google Maps. Not to scale - Provided for indicative purposes

## Site plan

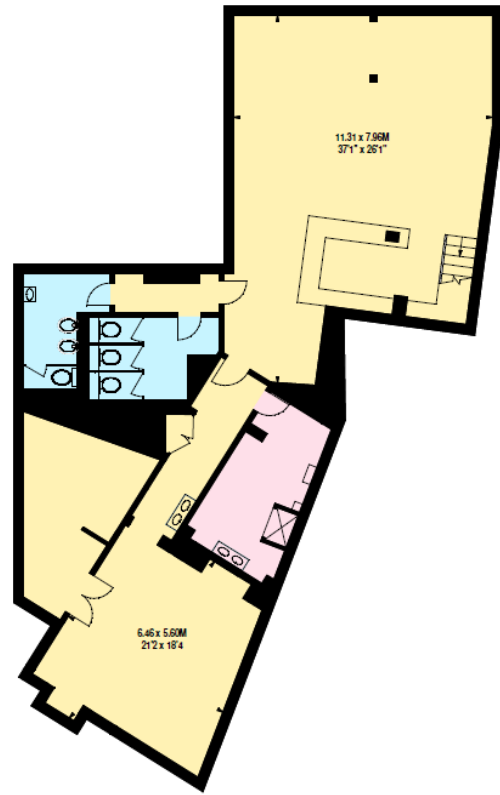


Not to scale - Provided for indicative purposes only.

## Floor Plans



Ground floor



Basement

NB: Not to scale - Provided for indicative purposes only.

**NB:-** The trade patio fronting Peckham Hill Street, (edged in red on the above plan) is not owned by the freeholder and therefore will not be demised within the lease. This parcel of land is owned by Southwark Council and is occupied by way of an annual pavement licence from the local authority. It is understood that the licence fee payable to the local authority is approximately £480 per annum.

## EPC

A The property has an EPC rating of 'C – 68', extract below.

The Grayhound 109 Peckham High Street LONDON SE15 5SE		Energy rating <b>C</b>
Valid until 12 April 2028	Certificate number 0570-0638-8139-0504-6002	

Property type: A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

