

The Park

56 Elder Road, West Norwood, SE27 9ND



For Sale Freehold Guide Price: £895,000 plus VAT Sole Selling Agent

- Prominent position on Elder Road opposite Norwood Park
- Excellent commuter and travel facilities with direct links into London Bridge and London Victoria in under 25 minutes
- Good sized trade garden to the rear
- Benefits from a good sized function room on the first floor
- West Norwood Station in close proximity
- Gross Internal Area of circa 3,750 sq ft and sits on a plot of 0.06 of an acre

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Location

West Norwood is a large residential area in South London within the London Borough of Lambeth located 5.4 miles south east of Charring Cross. The area benefits from excellent transport links into central London with West Norwood station located 0.5 miles distant which provides excellent transport links to London Bridge and London Victoria in under 25 minutes. The Park is surrounded by residential dwellings, a number of primary and secondary schools and is opposite Norwood Park.

Accommodation

The Park is a two storey terraced property of brick construction beneath various pitched tiled roofs with extensions to the rear. The ground floor trading area is decorated in a traditional style throughout benefitting from plentiful natural lighting and comprises a large open plan restaurant area for circa 32 covers with additional seating around the U-shaped central bar servery and benefits from a separate games room located behind the bar. Ancillary trade areas include customer W/C's, kitchen and basement cellar for cooled beer stores. The first floor comprises a function room for circa 64 covers, kitchen/dining room, double bedroom, office, family bathroom and a separate toilet.

The second floor comprises a double bedroom, single bedroom and a living room.

Externally the property benefits from a good size trade garden to the rear for circa 30 covers.

Please note the property is not listed, outside the flood zone but is within a conservation area.

The property has a Gross Internal Area of circa 3,750 sq ft and sits on a plot of 0.06 of an acre.

The Park offers considerable scope for local and regional pub operators and restaurateurs. The property has potential scope for a range of uses, subject to granting of relevant permissions and will likely be of interest to local developers, investors and builders.



☎ 020 7557 7844

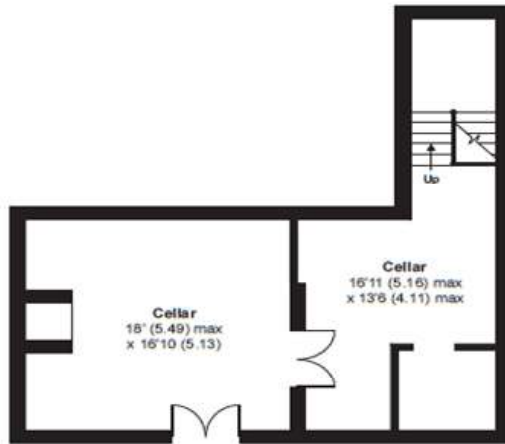
london@jamesabaker.co.uk www.jamesabaker.co.uk

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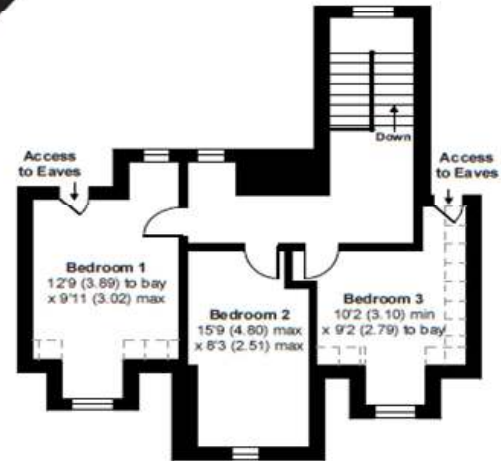




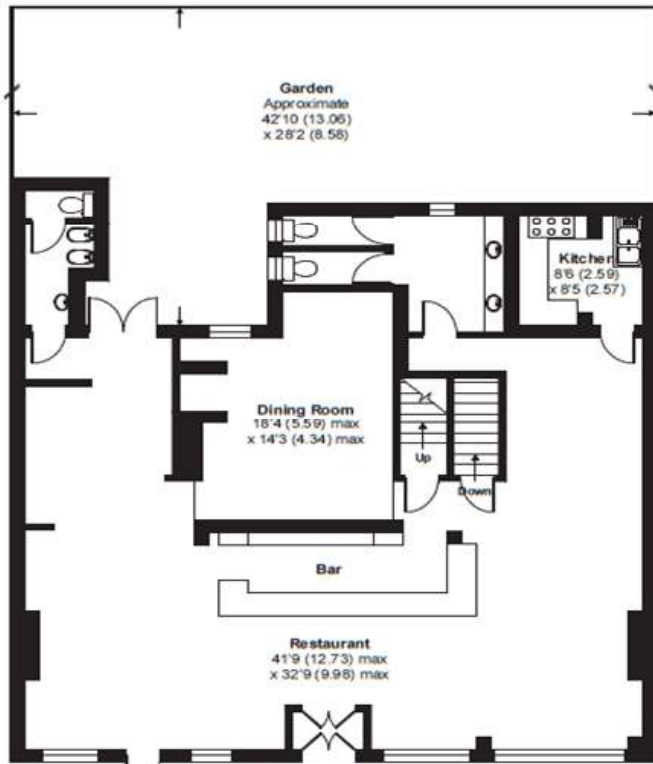
LOWER GROUND FLOOR
abt 632 SQFT (INTERNAL)



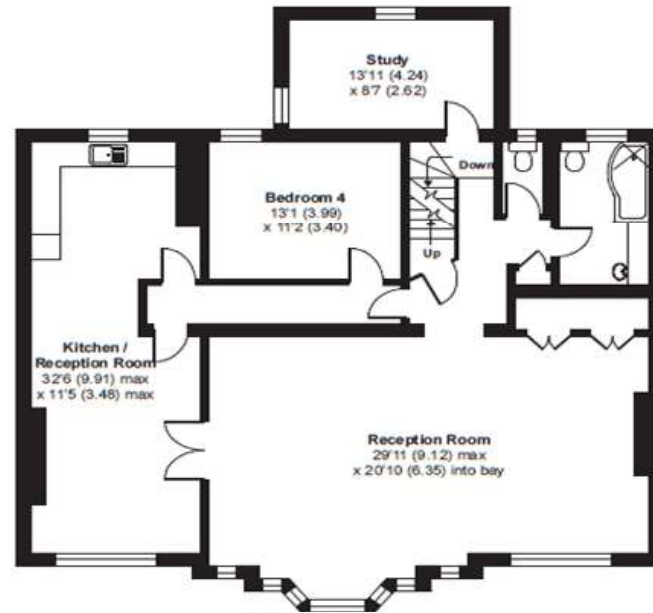
Denotes restricted head height



SECOND FLOOR
abt 536 SQFT (INTERNAL)



GROUND FLOOR
abt 1665 SQFT (INTERNAL)

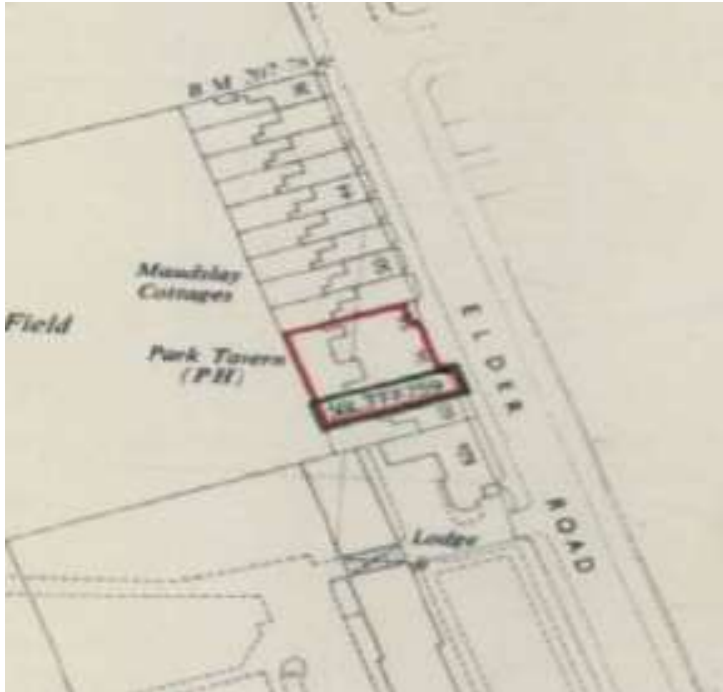


FIRST FLOOR
abt 1553 SQFT (INTERNAL)

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General Information

Rating

The current Rateable Value is assessed at £14,500.

Licences

It is understood that the property currently possesses a Premises Licence. Further details are 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.

Tenure

The property is being sold freehold with vacant possession.

Fixtures and Fittings

The sale of the property will not 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

The property has an EPC rating of D. A copy of the certificate is available upon request.

VAT

VAT will be applicable on the sale of this property.



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Agent Details

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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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