



Fellowship & Star

Randlesdown Road, Bellingham, London SE6 3BT

Tenure - **Leasehold**

Guide Price - **Price on Application**

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Summary

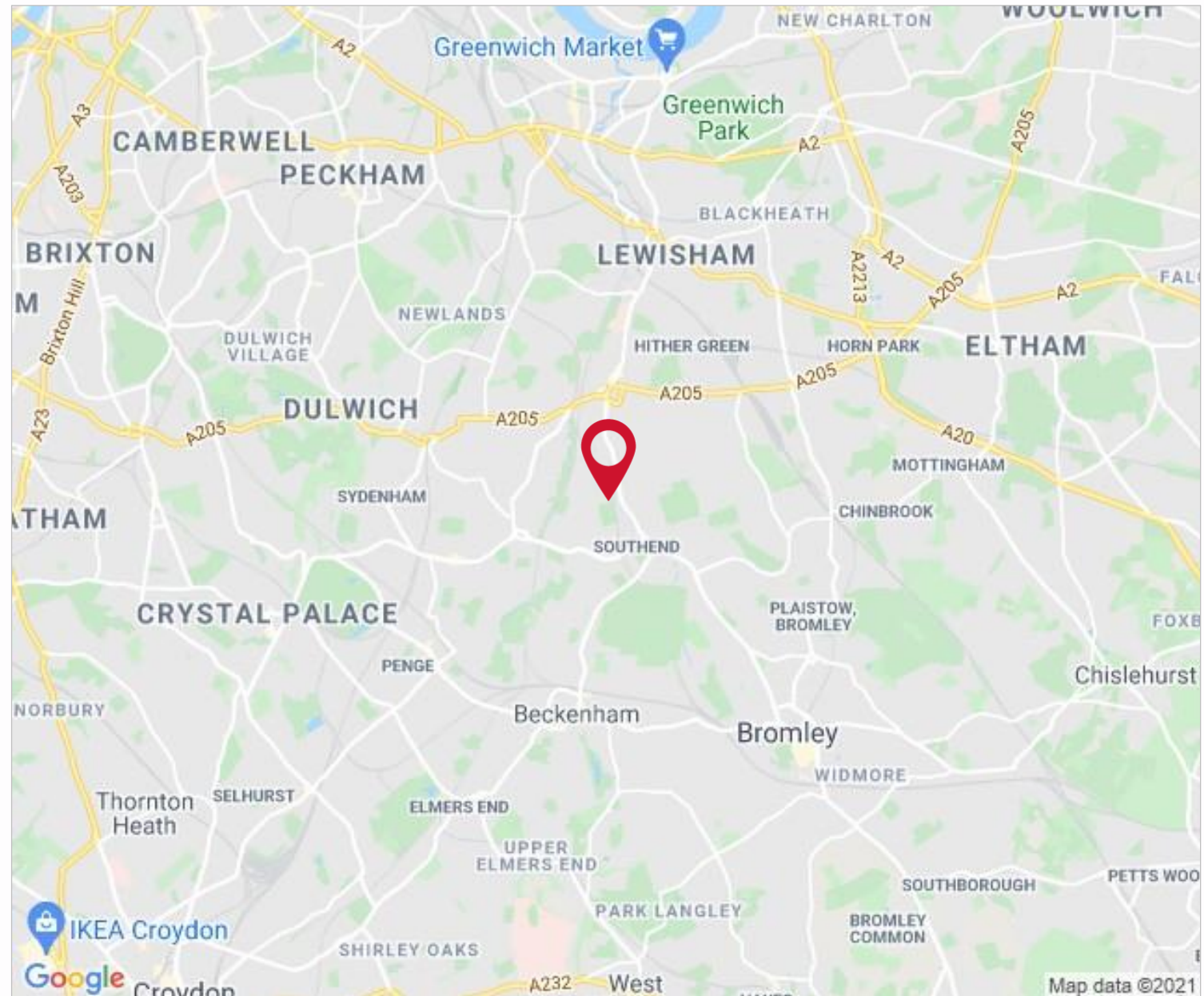
- Substantial Grade II listed pub, event space and cinema
- Immediately adjacent to Bellingham Station (zone 3)
- Reopened in 2019 following complete refurbishment
- Fascinating history and community heritage
- Exceptionally well appointed throughout retaining original character features
- <https://fellowshipandstar.co.uk/>

Location

The property is situated immediately adjacent to Bellingham train station which provides Thameslink services to local destinations such as Sevenoaks, Orpington and central London stations including Blackfriars (circa 27 minutes).

Bellingham neighbours Sydenham and Dulwich to the west, Honour Oak and Hither Green to the north and Bromley to the south. There is easy road access from the A205 south circular, A21 and the A20 at Eltham to the east.

The property is also at the end of a local retail parade including a Co-Op supermarket and opposite Bellingham Leisure Centre, therefore putting it at the heart of the local community and exceptionally well placed to serve surrounding areas.



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Description

Dating from the 1920's, a substantial detached building, the first and second floors being let separately to Lewisham Music (www.lewishammusic.org) and therefore excluded from this demise. The ground floor comprises the Fellowship pub and event space with the Bellingham Film Palace cinema, café and ancillary areas to the lower ground floor. There is a small external terrace in front of the entrance to the cinema and café at the rear with space for circa 20 covers. Floor plans available on request.

Trade

No trade is warranted or sold.

Following a complete refurbishment in 2018, the Fellowship & Star was the sixth opening by well known operator Electric Star and it's first in south east London. However, while Electric Star has continued to grow in its north London heartland, for logistical reasons the leasehold interest in the Fellowship & Star is being offered to allow the company to concentrate on its other sites and plans for future growth.



Accommodation

Ground floor

Customer entrances at the front to large open plan bar and dining areas featuring original wood panelled walls, parquet floor and fire places. Large central island bar servery with oak counter, stained panelled sides, glasses shelving above and drinks displays etc. to back fitting. Dumb waiter. Fixed booth and banquette seating, loose tables and chairs for circa 100 covers.

Ladies and gentlemen's customer toilets.

Corridor with staff toilet, customer lift and further ladies, gentlemen's and disabled toilet facilities.

The Space

A multi-purpose function room and event space with bar servery, stage and large central sky light with retractable blind. Dressing room with toilet.



Bellingham Film Palace

The internal lift and staircase and separate external entrances provide access to the very impressively appointed cinema on the lower ground floor, which has fixed seating for circa 100. Projection room, event bar (not in use) and further ladies, gentlemen's and disabled toilet facilities.

Across the hallway and with again both internal and external access, the café doubles as the cinema box office and has a servery and both fixed and loose seating for circa 30 covers.

Ancillary areas

Large trade kitchen with white rock clad walls, non-slip floor and mechanical extraction. Range of stainless steel work surfaces and catering equipment. Wash up and preparation areas. Walk in store rooms.

Plant room, beer and storage cellars, further large store room and office.



Tenure

Leasehold, for a term of 20 years from December 2018. The current passing rent is £62,500 per annum and the next rent review date is December 2024. The lease is free of all trade ties. The first and second floors are excluded from the lease demise, have separate access and are currently let to Lewisham Music, a music education hub, until 2024.

Licence

A Premises Licence prevails. The main licensable activities being:-

Sale by retail of alcohol for consumption on and off the premises:-

Monday - Thursday 10:00am - 00:00am

Friday - Saturday 10:00am - 01:00am

Sunday 11:00am - 00:00am



Business Rates

The property is in an area administered by Lewisham Council. The 2017 Rateable Value has been assessed at £26,500.

Planning

We have made enquiries with the local authority and can confirm the property is Grade II listed but does not lie within a conservation area. For further information please contact Lewisham Council.

Services

We understand the property benefits from all mains services.

EPC

The property has an EPC rating of D.

Viewing

Strictly by appointment only through Fleurets London office on 0207 280 4700.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.





For further information please log onto fleurets.com or give Simon a call.



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