

SUCCESSFUL BERMONDSEY PUB/RESTAURANT TO LET OR FOR SALE



The Old Bank, 239 Southwark Park Rd, London SE16 3TT

(Historic Photos)

- Operation arranged over ground, basement and a mezzanine area with outdoor trade accommodation.
- Bermondsey Underground Station approximately 650m north, South Bermondsey overground train station approximately 900m southeast.
- The 'Biscuit Factory' development of 1,548 new homes, plus community, cultural and commercial facilities is located approximately 200m north.
- There are six flats currently under construction above the pub, these are not included. They will be let on an AST basis.

AVAILABLE TO LET OR SELL ON A LONG LEASEHOLD BASIS

OFFERS INVITED (VAT may be applicable)

SUBJECT TO CONTRACT sole selling rights

LONL546

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Location

The property is located on Southwark Park Road approximately 650m from Bermondsey Underground Station (Jubilee Line). The surrounding area comprises a combination of retail and residential property with independent shops, cafes, bookmakers, newsagents and a supermarket nearby. A central market place called "The Blue" occupies the square outside the property. The major new development approximately 200m to the north can be reviewed at: www.grosvenorandbermondsey.com This is a rapidly changing part of London.

Description

End of terrace former bank premises dating to the 1900's, built on one storey over basement of traditional construction, with an outdoor trade area to the front (not within the title). There are three further floor levels currently being developed above the property – not included in the letting/sale.

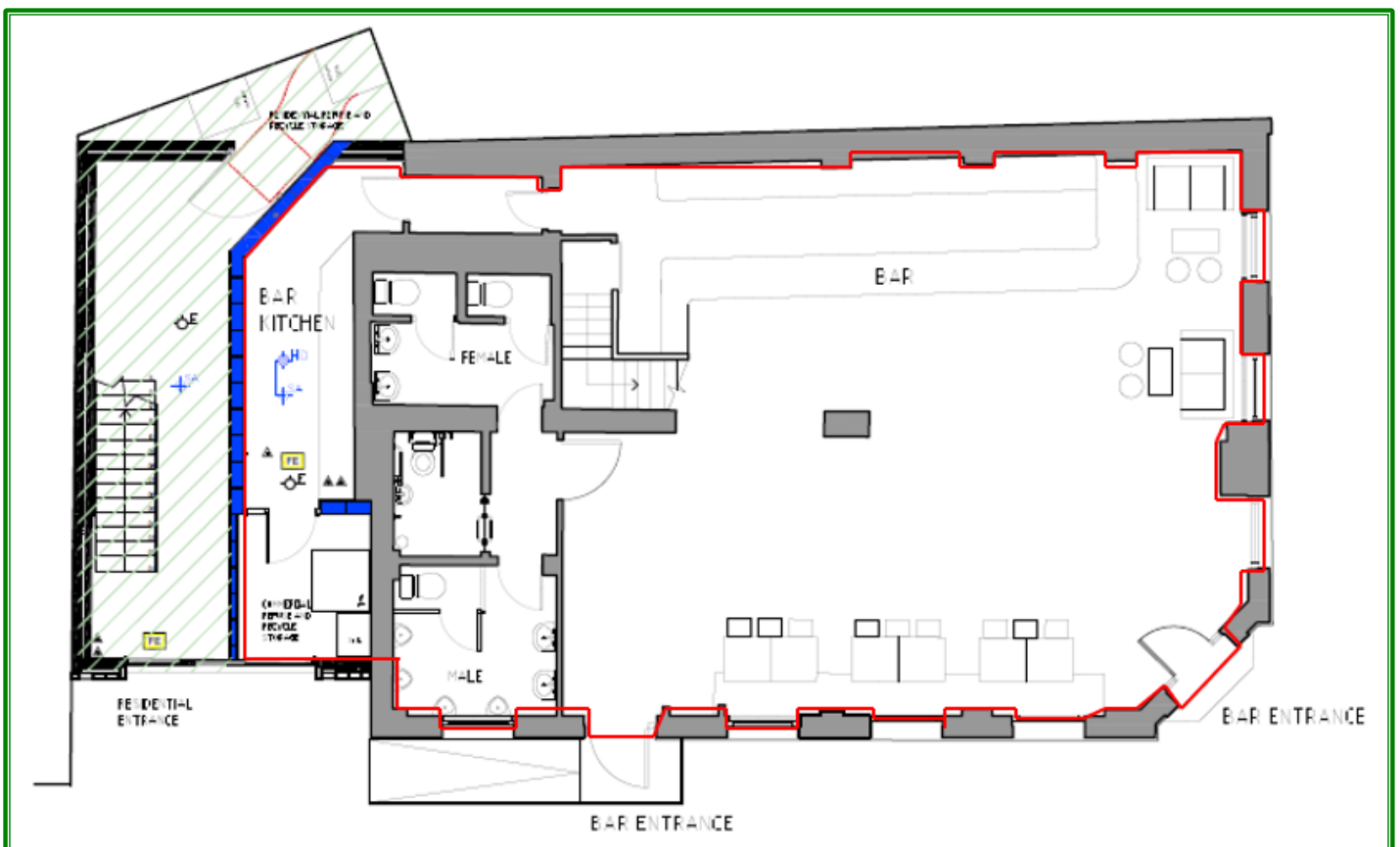
Basement: Cellarage / storage – Net internal area approximately 40sqm (431 sqft)

Ground: Main trade area, kitchen facilities, storage, customer WCs – Gross internal area approximately 143 sqm (1,539 sqft)

Mezzanine: Storage area – Gross internal area approximately 23 sqm (247 sqft)

Outside: Trade area

Indicative Ground Floor Demise Plan (in red)



Services

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

Licensing

The property is permitted to sell alcohol between the hours of 9am-11pm Monday-Thursday, 9:30am-1:00am Friday and Saturday and between Midday-10:30pm on Sunday.

Planning

From informal enquiry of Southwark Council, we understand that the property is not listed, nor is it situated in a conservation area.

Rating Assessment

The property is listed as a "Public house and premises" with a rateable value of £43,300.

Basis of Letting/Sale

Offers are invited on an unconditional basis (VAT may be applicable in addition), to either lease the property for 15 to 20 years on usual commercial terms with five yearly rent reviews and annual indexation, or purchase a long leasehold interest at a peppercorn rent. A sum will also be due for the moveable fittings and effects.

Viewing and Further Information

For further information and to discuss the matter, please contact David Gooderham on Tel: 020 7836 7826 or Email: david.gooderham@agg.uk.com Trade figures are available to seriously interested parties.

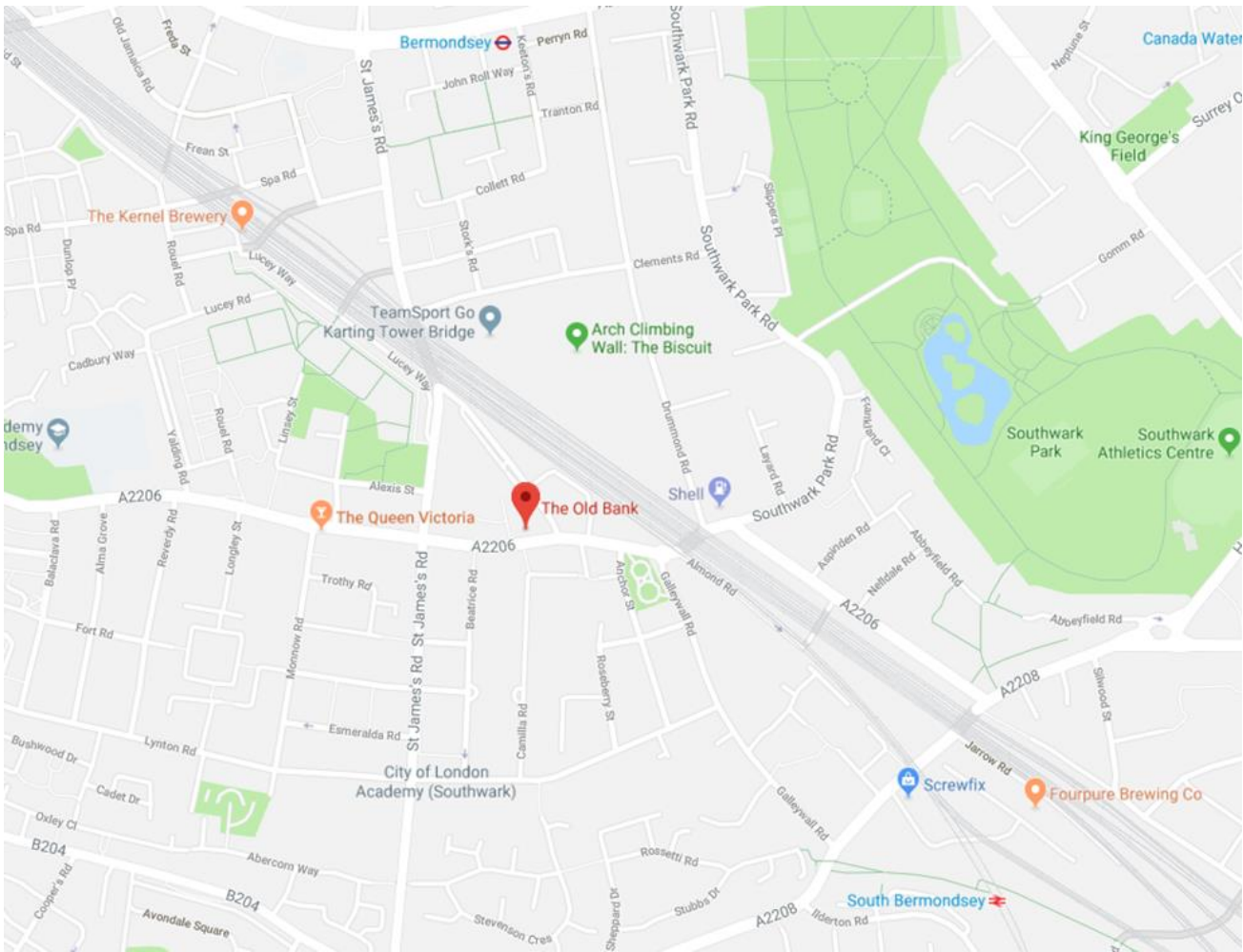
EPC

An EPC is available upon request.

CONFIDENTIALITY

STAFF AND CUSTOMERS ARE NOT AWARE OF THIS PROCESS SO PLEASE EXERCISE APPROPRIATE DISCRETION IN UNDERTAKING ANY TRADE INSPECTIONS.

Location Plan



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