



# The Gorringe Park

Ref. 3858183

29 London Road Tooting, London, SW17 9JR

Leasehold: £60,000, Annual Rent: £71,500

Close to Tooting Train Station

Bar (76), Functions rooms (68) & Cinema (24)

External seating (54)

5 bedroom owner's/staff accommodation

MAT YE June 2019 £637,808

EPC Rating C.

*The business is held on lease from Charles Wells Limited, for a term of 15 years, expiring on 7 December 2027 and is fully tied. The next rent review is in December 2021.*





### Description

3 / 4 storey - character corner property of brick construction under a pitched slate tiled roof with colour rendered elevations, with an enclosed courtyard garden to the rear. Internally, the trade areas benefit from various architectural features including exposed wood flooring and wood panel walls. The upper floor areas provide good sized staff/owner's accommodation.

### Location

Located in a mixed residential/retail area, the Gorrington occupies a prominent corner position on the A217 London Road with Grenfell Road, close to Tooting Rail Station and approximately 0.5 miles south of the centre of the London district of Tooting.



### External Details

Wall enclosed rear courtyard beer garden (30 seating)  
 Outside storage shed  
 Heated Breeze House/Gazebo (12 seating)  
 Front patio area (24 seating)

### Fixtures & Fittings

We are advised that all trade fixtures and fittings at present in the property are included within the sale, with the exception of one or two items which may



### Internal Details

On the ground floor there is a good sized Lounge bar (76 seating) all served by a central bar with a comfortable seating area, and further table and chair seating. On the lower floor, there is a popular cinema (40 seating), which is used for many private and public events as well as screening.

The first floor houses: The Library - function/dining room (54 covers) and the Alchemy Room - private dining/meeting room (14 covers).

### Ancillary areas

Lower ground and first floor ladies & gents WC's  
 First floor kitchen with dumb waiter  
 Lower ground floor prep kitchen  
 Beer cellar



### Owner's Accommodation

Arranged on the second floor with five bedrooms, Bathroom, Lounge and domestic kitchen.

### Trading Information

Net annual takings for the MAT June 2019 are £637,808. More detailed information can be provided following a formal viewing of the business.

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### Staff

The pub is operated under management consisting of five full time and five part time staff, as and when required. The proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.

Prospective purchasers should complete their own enquiries and due diligence to satisfy themselves as to the rights, contracts and obligations that may run with the Property and business, and also the registrations, licences, permits and certificates required to trade.

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### Business Rates

The rateable value is £41,500.

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### Trading Hours

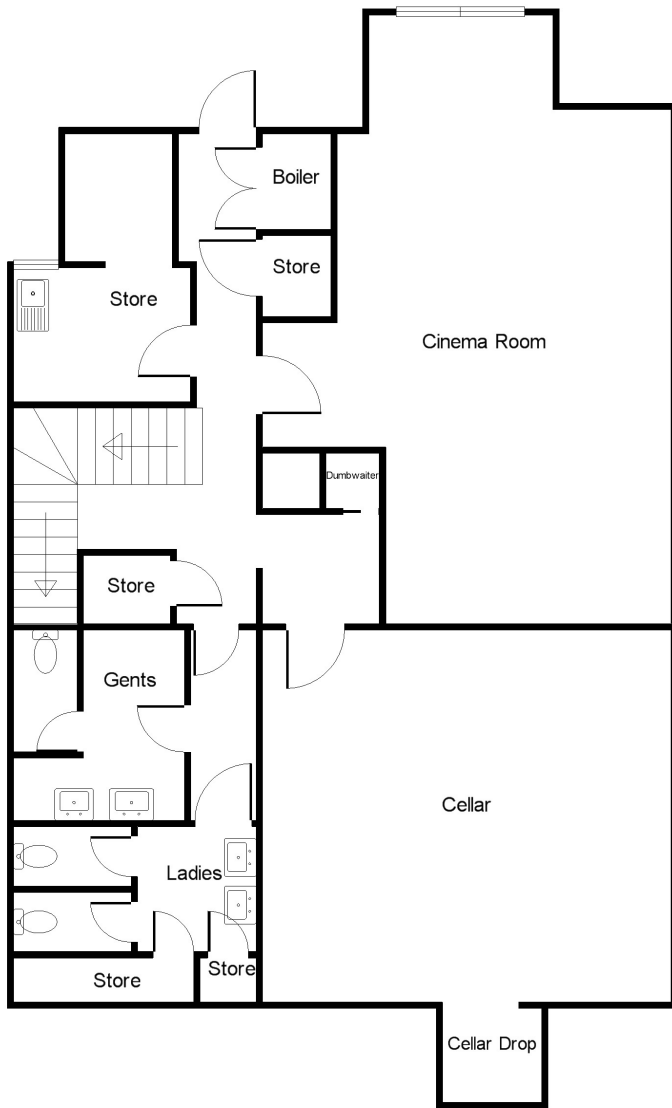
The Gorrige Park operates Monday to Thursday 11 am to 11 pm, Friday and Saturday 11 am to midnight and Sunday 11 am to 10.30pm.

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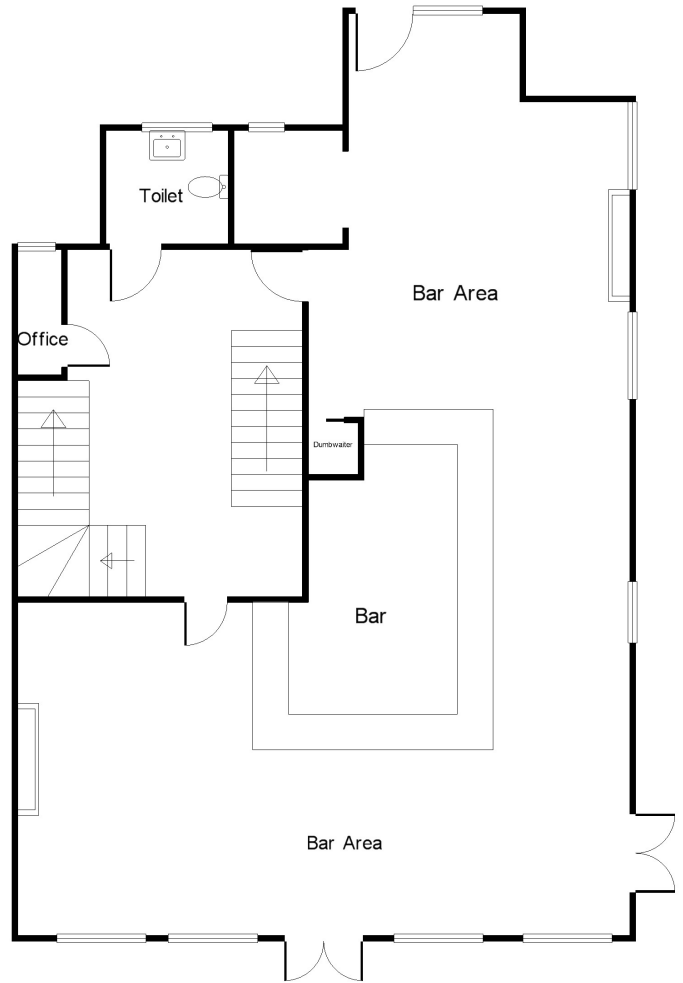
### Regulatory

Premises Licence - with supply of alcohol allowed 9am to midnight seven days a week.

Tenure: The business is held on lease from Charles Wells Limited, for a term of 15 years, expiring on 3 December 2027 and is fully tied. The next rent review is in December 2021.



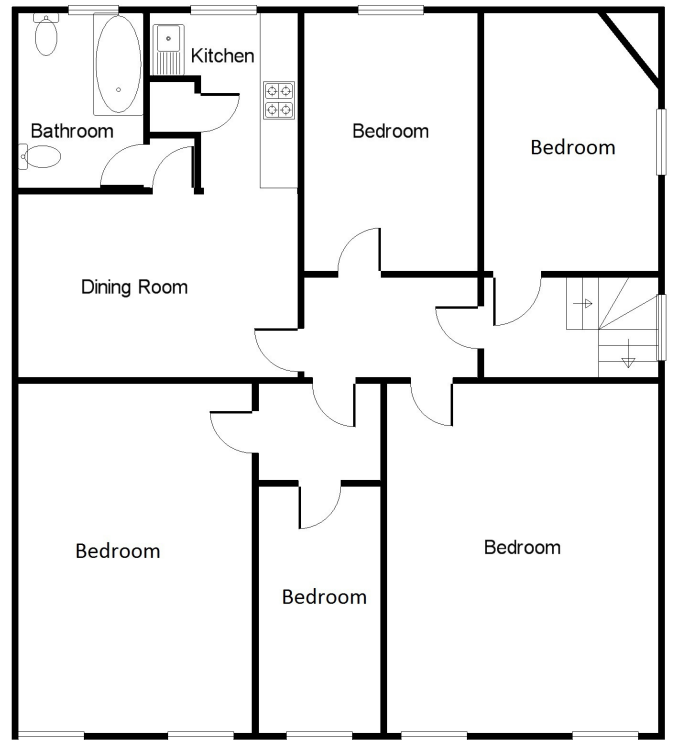
Basement



Ground Floor



1st Floor



2nd Floor





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Neil Morgan

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 0207 444 0040

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. September 2020