



**DAVIS
COFFER
LYONS**

**LEASEHOLD PUBLIC HOUSE AVAILABLE
GROUND FLOOR AND BASEMENT ONLY
PECKHAM, SE15**

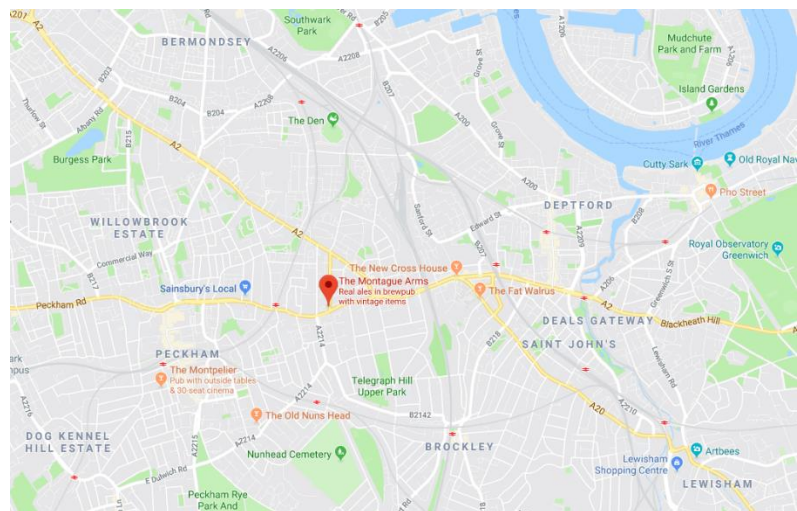


The Montague Arms, 289 Queens Road, London, SE15 2PA

Summary

- Around ½ mile from Goldsmiths University of London
- Short distance from up and coming areas of Peckham Rye and New Cross
- Ground Floor and Basement Only
- New Lease Available

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons: dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Location

The Montague Arms occupies a prominent position on Queen's Road at the corner of Kender Street. It is equidistant to Queens Road Peckham and New Cross Gate stations (East London Line and National Rail from London Bridge). Goldsmiths University of London is located approximately half a mile to the east.

The premises are administered by the London Borough of Lewisham. [Google Street View](#)

The Property

A detached three storey building of brick construction, with double and single storey extensions.

The Montague Arms has a large open plan trade area extending across the ground floor. Features include bar-serverry, stage and raised customer sections. Customer WCs are provided.

The large basement area is arranged to provide cold room and storage.

The upper floors have planning permission for six separate residential units.

The property will be handed over in shell condition.

Tenure

Leasehold

Terms

Leasehold - The premises are available by way of a new 15- 20 year lease subject to 5 yearly upwards only rent reviews.

Planning

The premises benefit from Sui Generis Use.

Licensing

The new tenant will need to apply for a new premise licence through Lewisham Council.

Legal Costs, VAT and Confidentiality

Each party are to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities.