

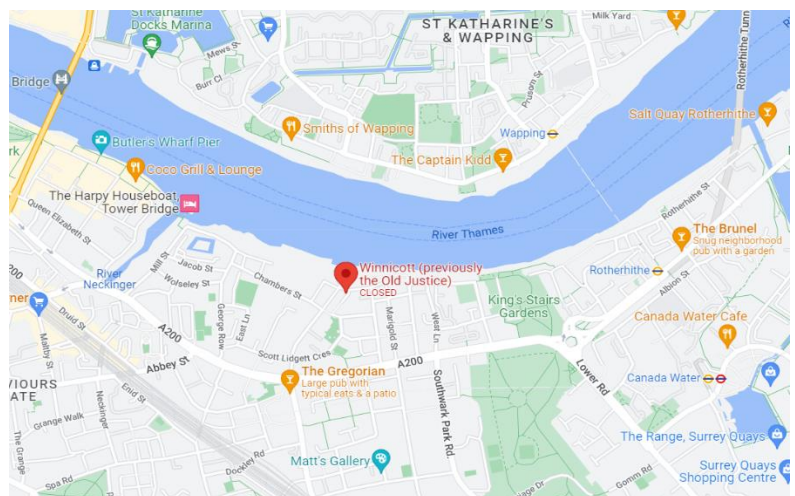


## Former Old Justice, 94 Bermondsey Wall East, London SE16 4TY

### Summary

- Free of Tie
- Grade II Listed Public House
- Large Residential Catchment
- Ground Floor and Basement Lock Up
- Rental Offers Invited

**Leasehold: New Lease Available**



Viewing is strictly by prior appointment with sole agents  
Davis Coffery Lyons:

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### Location

The property is located in Bermondsey in the London Borough of Southwark. It is situated on Bermondsey Wall E, a road off of Bevington Street and Farncombe Street, overlooking the River Thames. The property is 0.3 miles north of Bermondsey station and Rotherhithe Station 0.6 miles east of the property. The surrounding occupiers are almost exclusively formed of residential dwellings.

For a better understanding of the location, please review [Google Street View](#).

### Property

The property is a three storey building of brick construction under a pitched tiled roof.

The ground floor comprises of a central bar servery for approximately 50 covers. Ancillary accommodation at this level is in the form of male and female WC's and a pizza oven kitchen. To the rear of this trade area is a small yard area.

To the basement is in the form of a beer cellar and stores.

### Licensing

There is a premises licence in place that permits various activities including the sale of alcohol

Monday to Thursday	11:00am to 00:00am
Friday and Saturday	13:00am to 01:00am
Sunday	12.00pm to 23:30pm

### Planning

The building is Grade II listed and the premises benefit from Use Class A4 (Bar/Public House).

### Tenure

It is our client's intention to create a new FRI free of tie lease on standard commercial terms.

### Rent

£50,000 per annum

### Fixtures and Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price.

### Business Rates

The property is listed in the VOA business rates list as having a rateable value of £10,800.

### EPC

An EPC will be provided upon request.

### Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

### Viewing

All viewings should be arranged through sole agents, Davis Coffery Lyons.

