

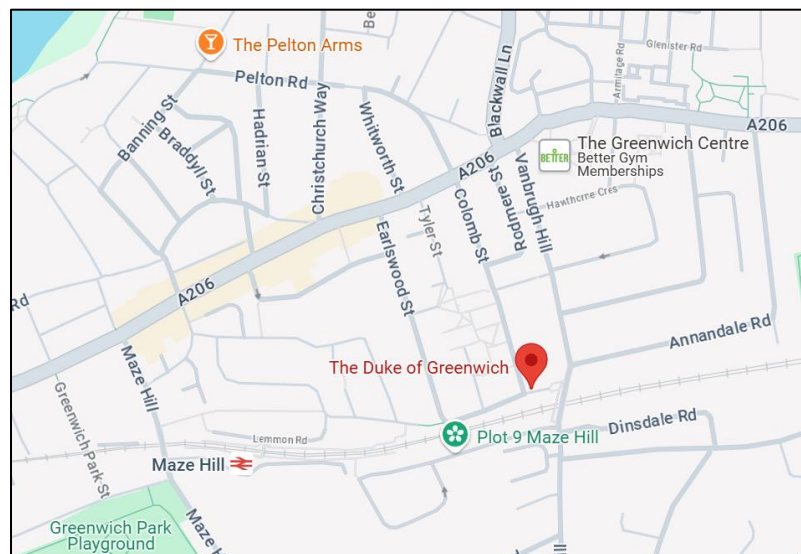


Duke of Greenwich, 91 Colomb Street, London SE10 9EZ

Summary

- Leasehold Assignment
- Whole Building – First Floor Apartment and Office
- Free of Tie
- Garden
- Large Residential Catchment

Nil Premium



Viewing is strictly by prior appointment with sole agents
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Location

The property is located in Greenwich southeast London. The property is situated on a prominent corner position fronting Colomb Street and Woodlands Park Road. Colomb Street links to Trafalgar Road (A206) which connects to the Blackwall Tunnel Approach. The property is 0.3 miles east of Greenwich Park. The surrounding occupiers include residential dwellings, retailers, restaurants, and other licenced operators. The property has the benefit of good transport links with Maze Hill Station 0.2 miles west of the property and Westcombe Park Station 0.6 miles east of the property.

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

Description

The property is a two-storey building of brick construction under a pitched roof. To the rear is a single storey extension and beer garden.

The ground is an open plan trade area served by a single bar servery, to the rear is the dining area and a conservatory leading to the beer garden. Ancillary accommodation at this level is the trade kitchen and customer WC's. To the basement is cellarage and stores. To the first floor is a large one bedroom managers flat which has an outside terrace.

Tenure / Terms

An assignment of the existing 15-year lease from 16th May 2023 at a rent of £75,000 per annum and £80,000 per annum from 15th February 2026, expiring 15th May 2038. The lease is contracted inside the Landlord & Tenant Act 1954 and is subject to five yearly rent reviews.

Floor Areas

The approximate gross internal areas for the whole pub are as follows:

Ground Floor:	2,035 sq ft	189.07 sq m
Basement Cellar:	883 sq ft	82.03 sq m
First Floor Office:	175 sq ft	16.3 sq m
First Floor Apartment:	657 sq ft	61 sq m
Garden:	1,451 sq ft	134.83 sq

Planning

The premises benefit's from Sui Generis use.

Licensing

There is a Premises Licence in place allowing for the sale of alcohol at the following times:-

Monday to Thursday	10:00pm to 00:00am
Friday & Saturday	10:00am to 01:00am
Sunday	12:00pm to 22:30pm

Fixtures & Fittings

All fixtures and fittings can remain at the property for a sale price to be agreed with the seller and purchaser.

Rateable Value

The current rateable value is £38,500.

EPC

An EPC has been commission and can 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.

Viewings

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

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.

