

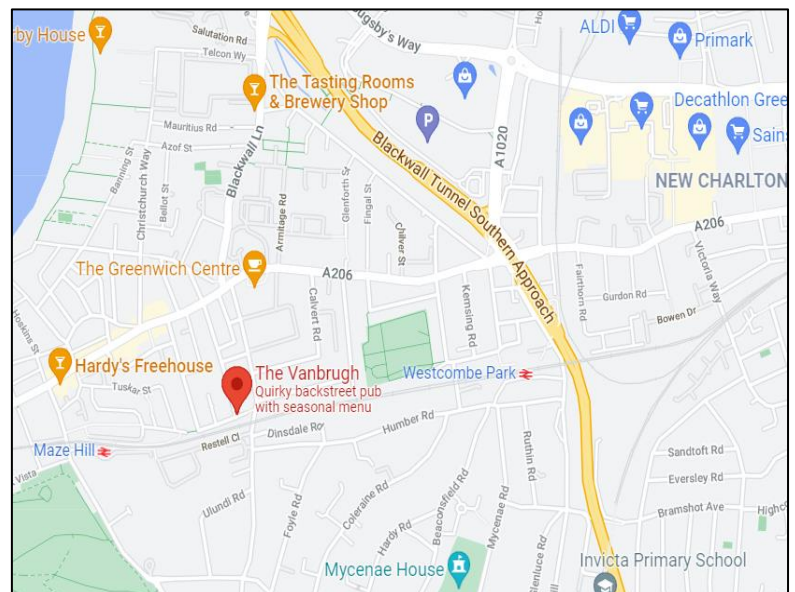


The Vanbrugh, 91 Colomb Street, London SE10 9EZ

Summary

- New Lease Available
- Whole Building
- Free of Tie
- Garden
- Large Residential Catchment

Rental Offers Invited



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 flat roof. To the rear is a single storey extension and beer garden.

Tenure

A new lease is available for terms to be agreed.

Rent

£100,000 per annum.

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:	134 sq ft	12.45 sq m
Garden:	1,451 sq ft	134.83 sq

Planning

The premises benefit from A4 use / Sui Generis.

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 that are located at the property will remain.

Rateable Value

The current rateable value is £63,600.

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 Coffery Lyons.

