



**DAVIS  
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**NEW PUB LEASE AVAILABLE**

**CHARLTON, LONDON SE7**

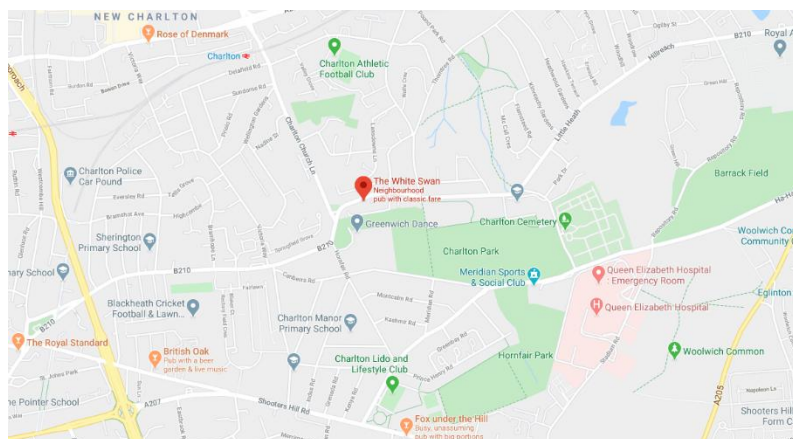


The White Swan, 22 The Village, Charlton, London SE7 8UD

## Summary

- New Lease Available
- Free of tie
- Whole building and garden
- Sui Generis Use

**Rent: £120,000 per annum**



Viewing is strictly by prior appointment with sole agents  
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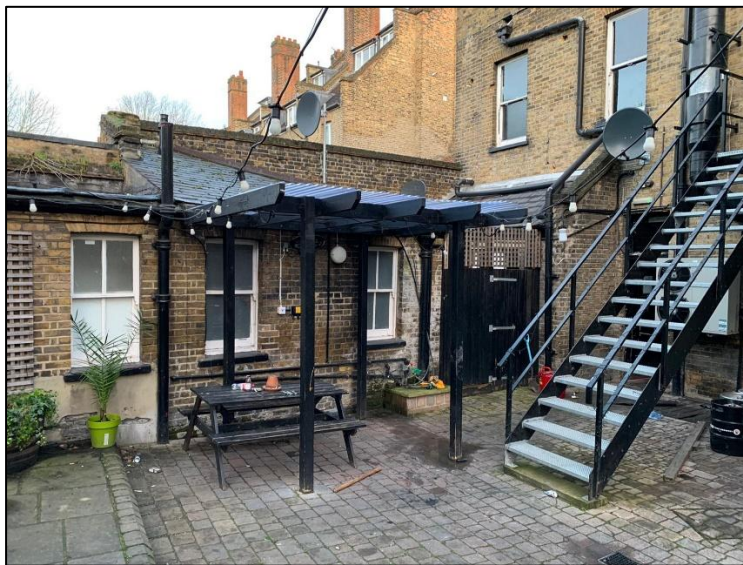




### Location

The property is located in Charlton, south east London on The Village (B210) a road that links Charlton Road and Charlton Park Road. The property has the benefit of good transport links with Charlton Station 0.5 miles north of the property, Westcombe Park Station north west of the property and Woolwich Dockyard Station 1.4 miles north east of the property. The surrounding occupiers include retailers, other licenced operators, restaurants and Charlton Park.

[Google Street View](#)



### The Property

The property is arranged over ground, first and basement levels of a two-storey building of brick construction.

The ground floor provides a single bar servery for a trade area of approximately 50 covers. Ancillary accommodation at this level is in the form of customer WCs. To the basement is cellars and stores. To the rear of the ground floor is a self-contained one-bedroom flat including domestic kitchen, living room, bedroom, bathroom and WC. To the first floor is five double bedrooms, domestic kitchen and lounge area, 2x WCs and 2x shower rooms.

### Floor Areas

The unit is arranged over ground basement and first floors. The property has the following approximate areas:

Ground	2,207 sq ft	205.04 sq m
Basement	1,238 sq ft	115.01 sq m
Total	3,445 sq ft	320.05 sq m

### Tenure

Leasehold

### Terms

The pub is available by way of a new 10-15 year lease contracted inside the Landlord & Tenant Act 1954, subject to five yearly rent reviews.

### Rent

£120,000 per annum

### Handover

The property will be handed over in shell condition. Rent free incentives will be available to a new tenant.

### EPC

Will be provided upon request.

### Business Rates

The property is listed in the VOA business rates list as having a rateable value of £20,400

### Planning

The premises benefit from Sui Generis use.

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

