

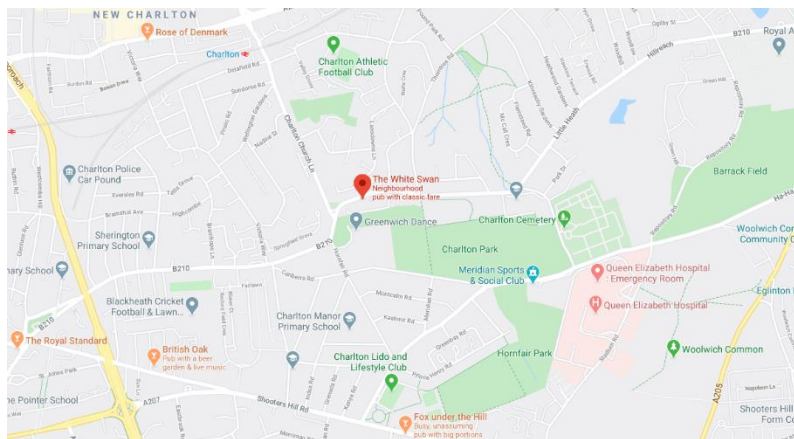


The White Swan, 22 The Village, Charlton, London SE7 8UD

Summary

- New Lease Available
- Free of tie
- Whole Building
- Well Presented Trade Area

Leasehold: Rental Offers Invited



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 WC's. To the basement is cellars and stores. The first floor comprises of managers accommodation.

Tenure

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

Rent

£80,000 per annum.

EPC

Will be provided upon request.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £34,900

Planning

The premises benefit from A4 / 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.

