



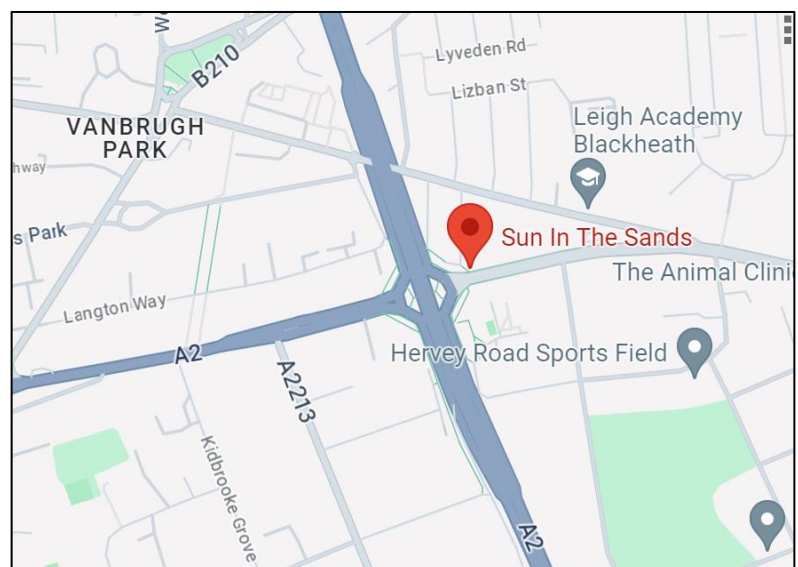
Sun in the Sands, 123 Shooters Hill Road, London SE3 8UQ

## Summary

- New Lease
- Ground Floor and Basement Only
- Shell Condition
- Busy Location

**Rent - Pub - £20,000 per annum**

**Rent - Office - £10,000 per annum**



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

Connie Start  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

Paul Tallentyre  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Location**

The property is located on Shooters Hill Road (A207), opposite the Sun in the Sands roundabout, in the Royal Borough of Greenwich. The property is located near residential dwellings and secondary retailers. It is in close proximity to Greenwich Park and Blackheath Common. The property has the benefit of good transport links with Westcombe Park Station 1.6 miles north, Kidbrooke Station 1.1 miles south and Blackheath Station 1.3 miles west of the property.

[Google Street View](#)

**The Property**

The pub is a two-storey semidetached building of brick construction under a pitched tiled roof. To the rear of the property is a single car garage which is accessed via Sun Lane.

The ground floor and basement will be provided in shell condition.

The office is located to the right-hand side of the pub and forms 569 sq ft of office space and 108 sq ft kitchenette space. This will be handed over in shell condition.

**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.

The office 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**

Pub - £20,000 per annum  
Office - £10,000 per annum

**Handover**

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

**Planning**

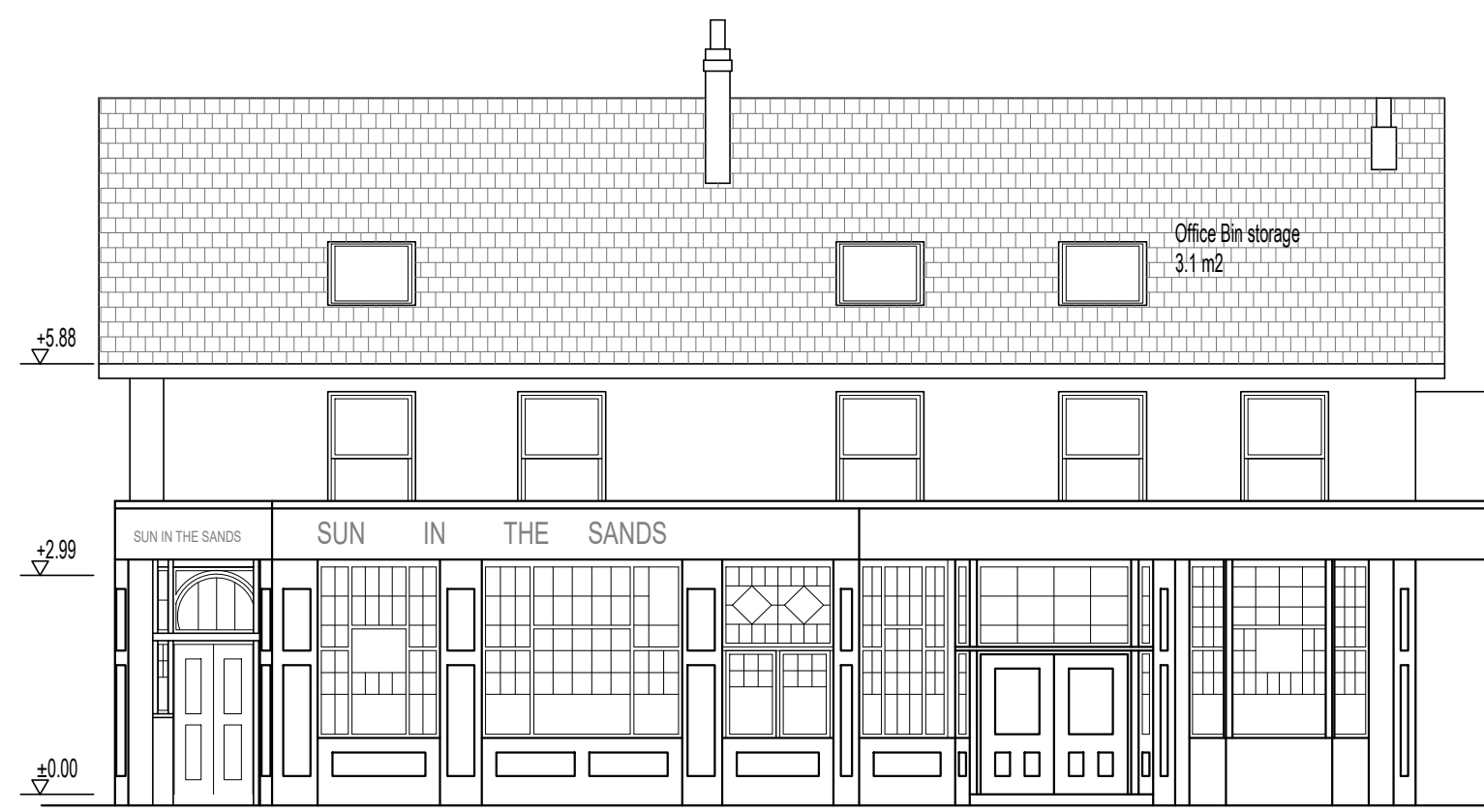
The pub benefits from Sui Generis use.  
The office benefits from E Class use.

**Premises Licence**

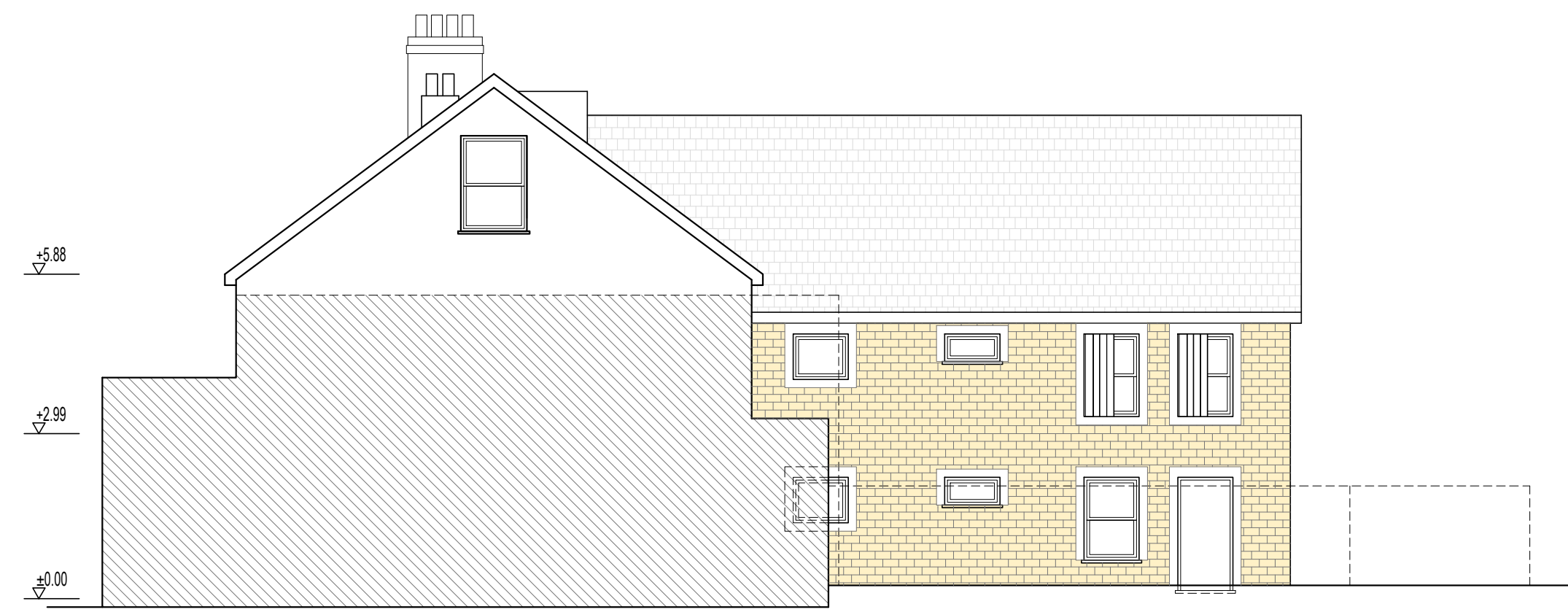
A new premises licence will need to be applied for by the new tenant.

**Legal Costs and Confidentiality**

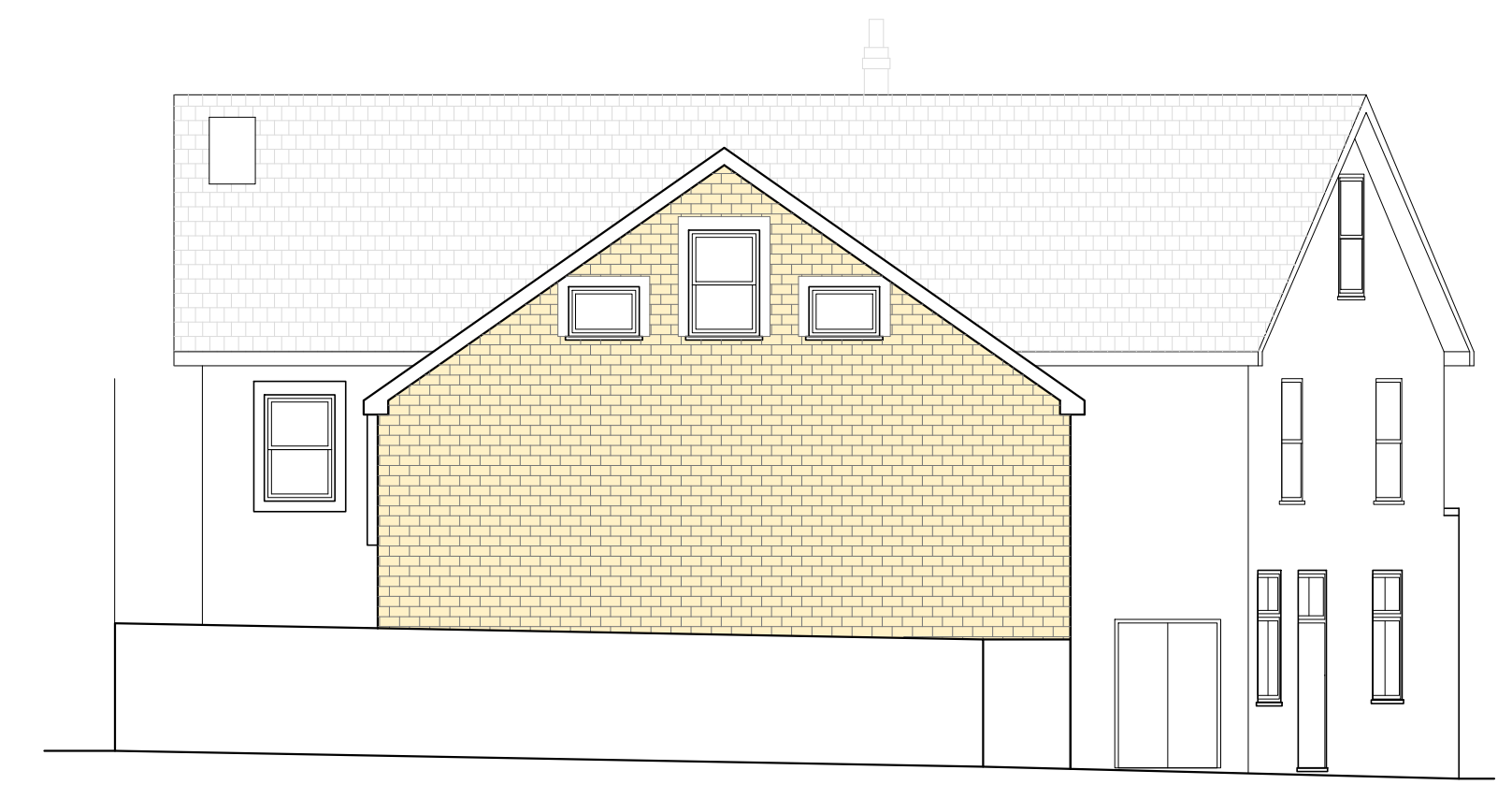
Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.



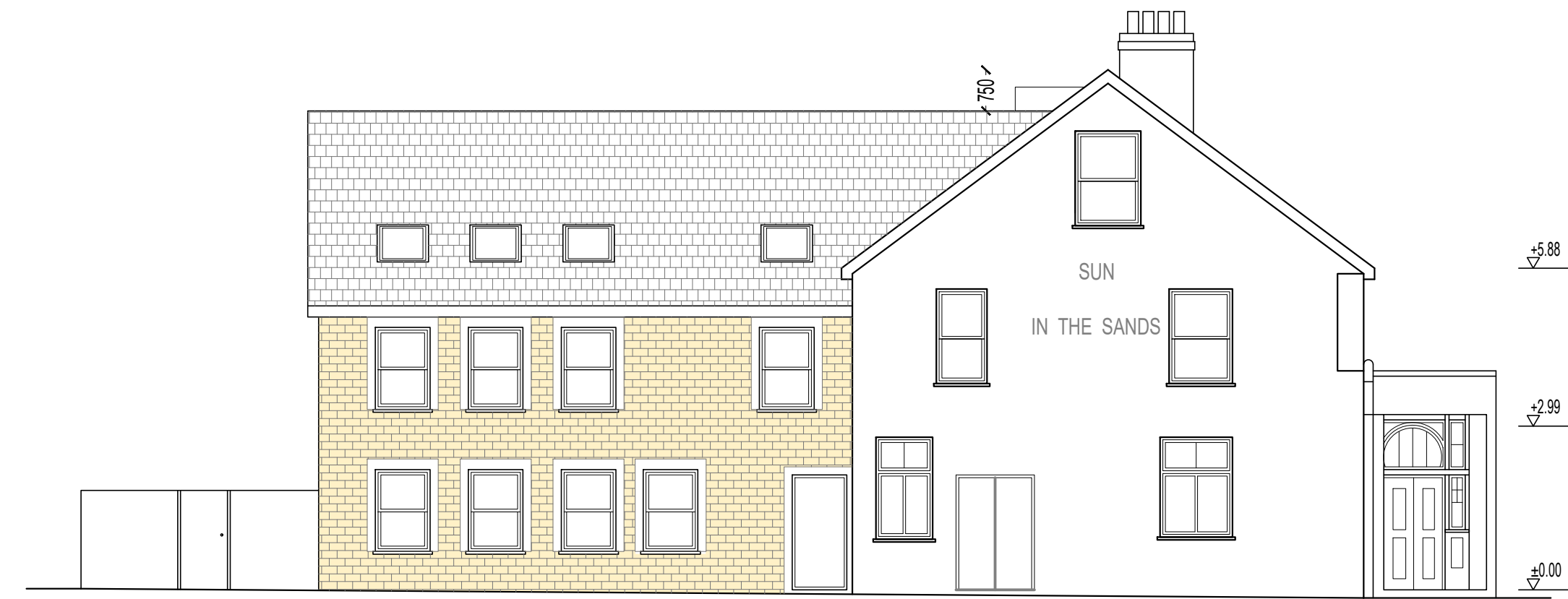
Existing Front Elevation  
Scale 1:100



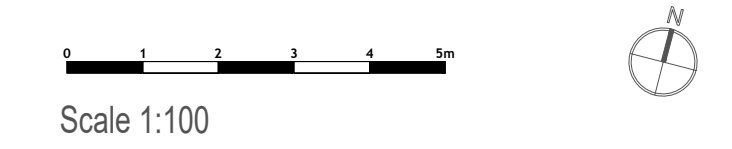
Existing Side Elevation  
Scale 1:100



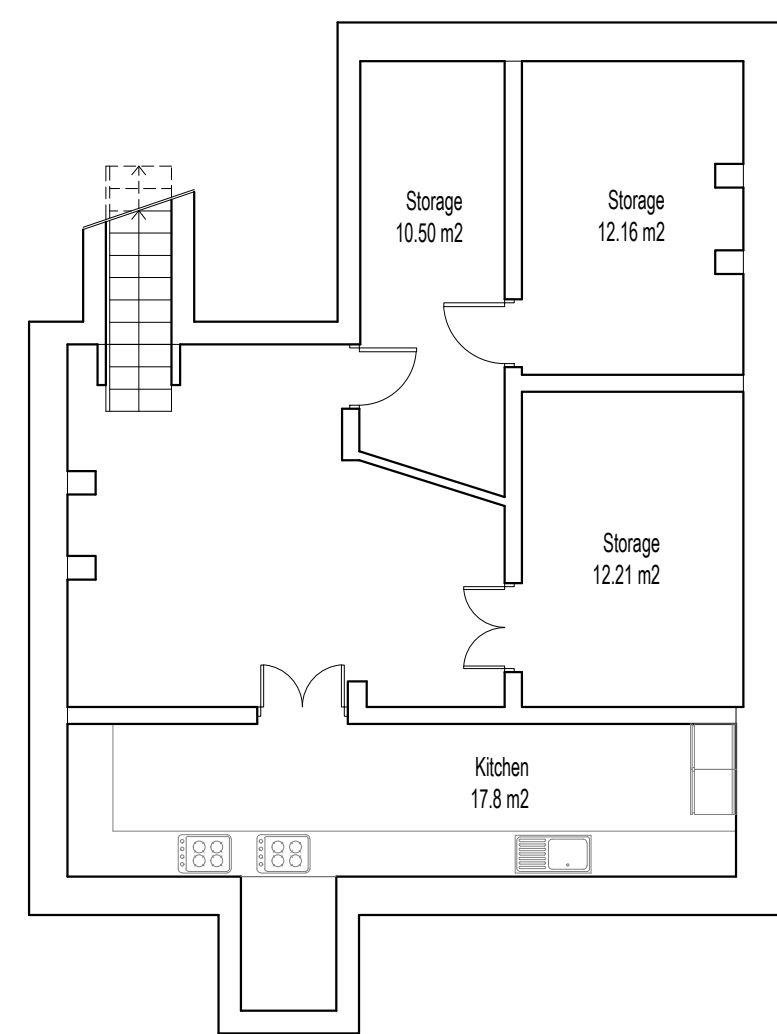
Existing Rear Elevation  
Scale 1:100



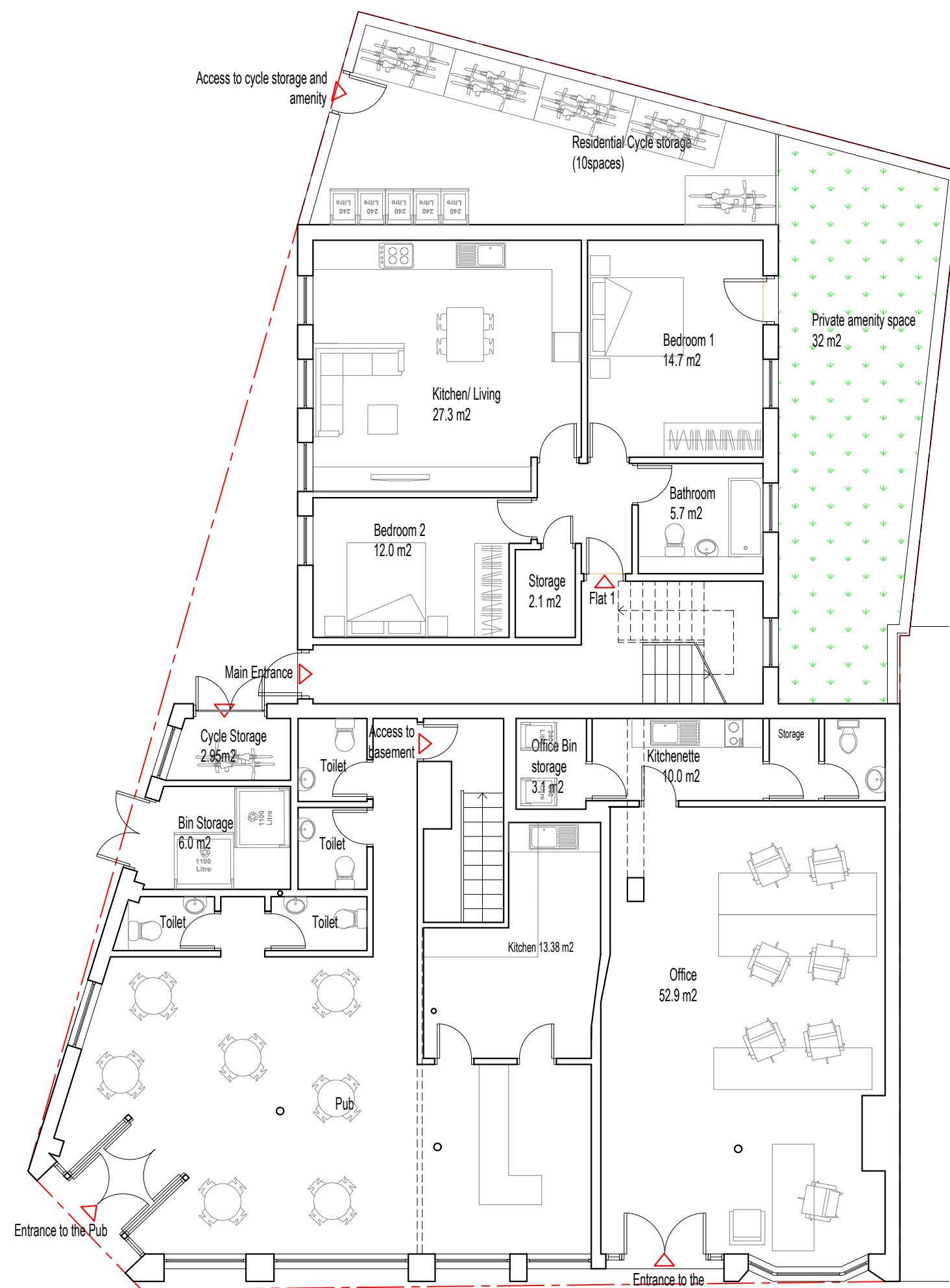
Existing Side Elevation  
Scale 1:100



Scale 1:100



Existing Basement (No Alteration)  
Scale 1:100



Existing Ground Floor  
Scale 1:100



Existing First Floor (No Alteration)  
Scale 1:100

### Kappa Planning Ltd

46-48 Ennersdale Road  
London  
SE13 6QB  
Tel.: +44 (0)2080 041 662  
www.kappa-planning.co.uk

#### CLIENT

Mr Joseph Sternlight

#### PROJECT

123 Shooters Hill Road, London, SE3 8UQ

#### JOB TITLE

Pre-Application: Change of use (from a pub to residential) by creating two flats on the ground floor.

#### DRAWING

EXISTING PLANS AND ELEVATIONS

#### DRAWN BY

TTA

#### CHECKED BY

GP

#### REVISION

#### DATE

31.05.24

#### SCALE

1:100 @ A1

#### RELEASE

07

#### PROJECT No

532

#### DRAWING No

02