



**DAVIS
COFFER
LYONS**

**NEW LEASE AVAILABLE
PUB TO LET
GROUND FLOOR AND BASEMENT
CAMBERWELL, SE5**

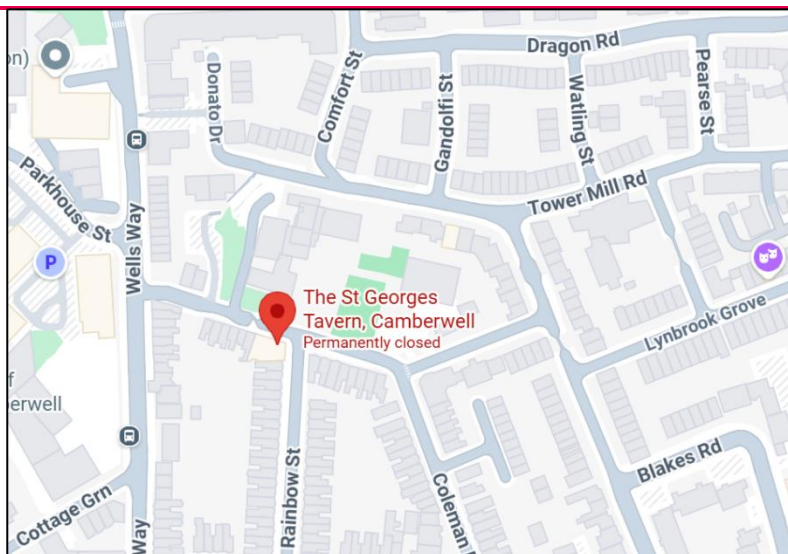


St George's Tavern, 14 Coleman Road, London SE5 7TG

Summary

- New Free of Tie Lease Available
- Ground Floor and Basement
- Large Residential Catchment
- Sui Generis Use

Rental Offers Invited



Viewing is strictly by prior appointment with sole agents
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Location

The property is located on a prominent corner position fronting Coleman Road and Rainbow Street, just off Southampton Way in Camberwell. Burgess Park is located to the north of the property. Surrounding occupiers are formed almost exclusively of residential dwellings.

The property has good transport links with Elephant & Castle Station 2.6 miles north, New cross Gate Station 2.2 miles east, Denmark Hill Station 1.6 miles south and Stockwell Station 2.3 miles west of the property.

[Google Street View](#)

Description

The ground floor comprises a small central bar server for approximately 20 covers. Ancillary accommodation at this level is the trade kitchen and customer WCs. To the rear of this ancillary accommodation is storage and an enclosed outside area.

To the basement is cellarage and stores.

Tenure

Leasehold

Terms

A new 15-20 year lease is available, on terms to be agreed.

Rent

Offers Invited.

Planning

The property has the benefit of Sui Generis Use.

Licensing

The new tenant is required to apply for a new premise licence.

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2023 of £5,000 rising to £7,350 on 1 April 2026.

EPC

An EPC is available 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 sole agents, Davis Coffery Lyons.