



DAVIS  
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LYONS

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

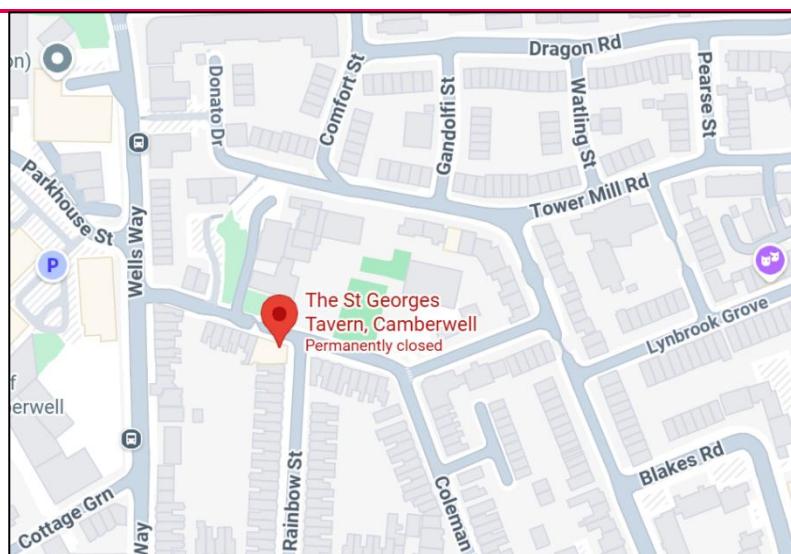


St George's Tavern, 14 Coleman Road, London SE5 7TG

### 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  
Davis Coffer Lyons: [dcl.co.uk](http://dcl.co.uk)

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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 servery 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 Coffer Lyons.