

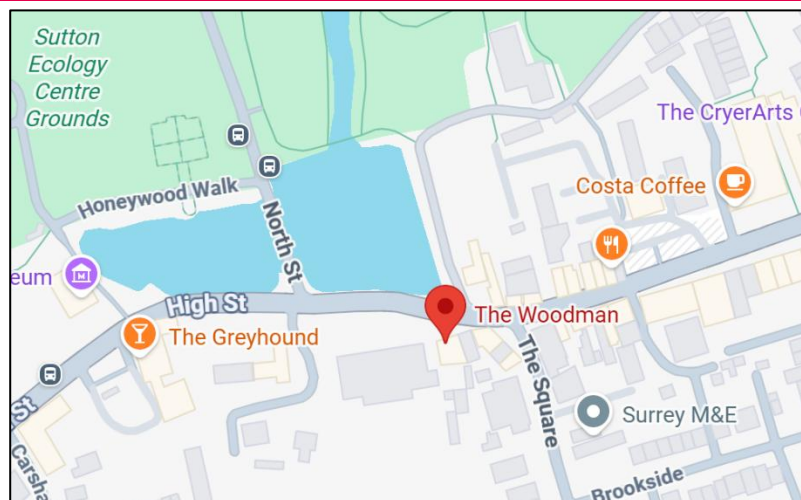


**The Woodman, 6 High Street, Carshalton SM5 3AG**

**Summary**

- Whole Building
- Beer Garden to the Rear with full coverage, electric retractable roof
- Tied to Star Pubs & Bars
- Leasehold Assignment

**Premium Offers Invited**



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

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**Location**

The property is located in Carshalton, within the London Borough of Sutton. The property is situated on the High Street overlooking North Street Pond and adjacent to All Saints Church. The surrounding occupiers include retailers, other licenced premises and residential dwellings.

For a better understanding of the location please review:  
[Google Street View](#)



**Description**

The property is a Grade II Listed two storey building of brick construction, under a pitched tiled roof. The ground floor comprises of an open plan split level trade area served by a single bar. To the first floor is a function room for circa 100 guests and has its own bar. To the rear is a large patioed beer garden which is fully covered by a remote-controlled retractable roof.

**Tenure**

The property is available by way of assignment of the existing Star Pubs and Bars rolling lease. The lease commenced in June 2022 for three years from the commencement date continuing, at a rent of £30,000 per annum from June 2026. The property is tied to beers, ciders, mixers, FABs and packaged drinks.

**Premium**

Offers Invited.



**Rateable Value**

The property is listed in the VOA business rates list as having a rateable value £41,750 from 1 April 2026.

**Planning**

The premises benefits from Sui Generis use. All planning enquiries should be directed to Sutton Council

**Licensing**

The property has the benefit of a Premises Licence which permits the sale of alcohol from:-

Monday to Wednesday	10:00 am to 00:00 am
Thursday to Saturday	10:00 am to 01:00 am
Sunday	10:00 am to 22:30 pm



**EPC**

An EPC has been commissioned and can be provided 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. 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.

**Viewings**

All viewings should be arranged through sole agents Davis Coffey Lyons.