



Sir Robert Peel

7 Langdale Close, Walworth, London SE17 3UF

- Located in Walworth, South East London
- Situated in residential area
- Single bar operation (36)
- Four bedroom accommodation
- Rear patio (14) & front seating
- Available on New Free-of-Tie Lease

Leasehold | Offers Invited



LOCATION

The Sir Robert Peel is located in the South East London District of Walworth, within the London Borough of Southwark. The area is located approximately 1.9 miles south east of Charing Cross, close to Camberwell and Elephant & Castle. Walworth is a predominately residential area, however it does boast its own High Street with a number of independent and national retailers.

Walworth is accessible via the A2 from New Cross and Lewisham as well as the A3 from Clapham and Balham. These two major arterial roads in turn provide access into the City of London. The area is serviced by Elephant & Castle railway station (Travelcard Zone 1 & 2) with mainline Thameslink services to Blackfriars and Kings Cross, as well as London Underground services on both the Bakerloo and Northern lines. The area is undergoing large amounts of regeneration and gentrification which include an extension of the Bakerloo Line, with plans due to complete in 2028/2029 with the addition of two new stations to the area.

The Sir Robert Peel occupies a traditional two storey brick built public house under a pitched tile roof, situated in a residential area.

PROPERTY

GROUND FLOOR

Entrance from Langdale Close directly into the single bar operation. The bar is presented with carpeted flooring and traditional bric a brac. The bar is serviced by a wood built central bar servery.

At present the pub is configured to provide seating for 36 with room for more sat at the bar and standing, however this could be increased if desired. The bar also benefits from a small raised stage area for entertainment use.

Offset from the bar are Male and Female WC's.

FIRST FLOOR

Private/Trade Kitchen equipped with tiled flooring, extractor, sink, rationale and six burner range cooker.

OWNERS ACCOMMODATION

Comprising of:

FIRST FLOOR

2 x Double bedrooms

Living room

Bathroom

SECOND FLOOR

2 x Double bedrooms

Bathroom

THE BUSINESS

The Sir Robert Peel is currently closed. No trade is sold or warranted. Historic trade accounts are unavailable.

Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

TENURE & PRICE

LEASEHOLD OFFERS INVITED to include remaining fixtures and fittings.

The property is offered on a New Fully Repairing and Insuring Lease Agreement from Wellington Pub Company for a term of between 10 and 20 years. Guide rent £30,000 per annum, subject to five yearly rent reviews in conjunction with annual RPI (capped at 5% and collared at 2.5%). The lease will be free of all trade ties.

An incoming party will be required to demonstrate sufficient funds to sustain their business model and will need to demonstrate ingoing capital to cover any premium, rental deposits, outstanding dilapidations/redecoration, working capital and solicitors fees as a minimum.



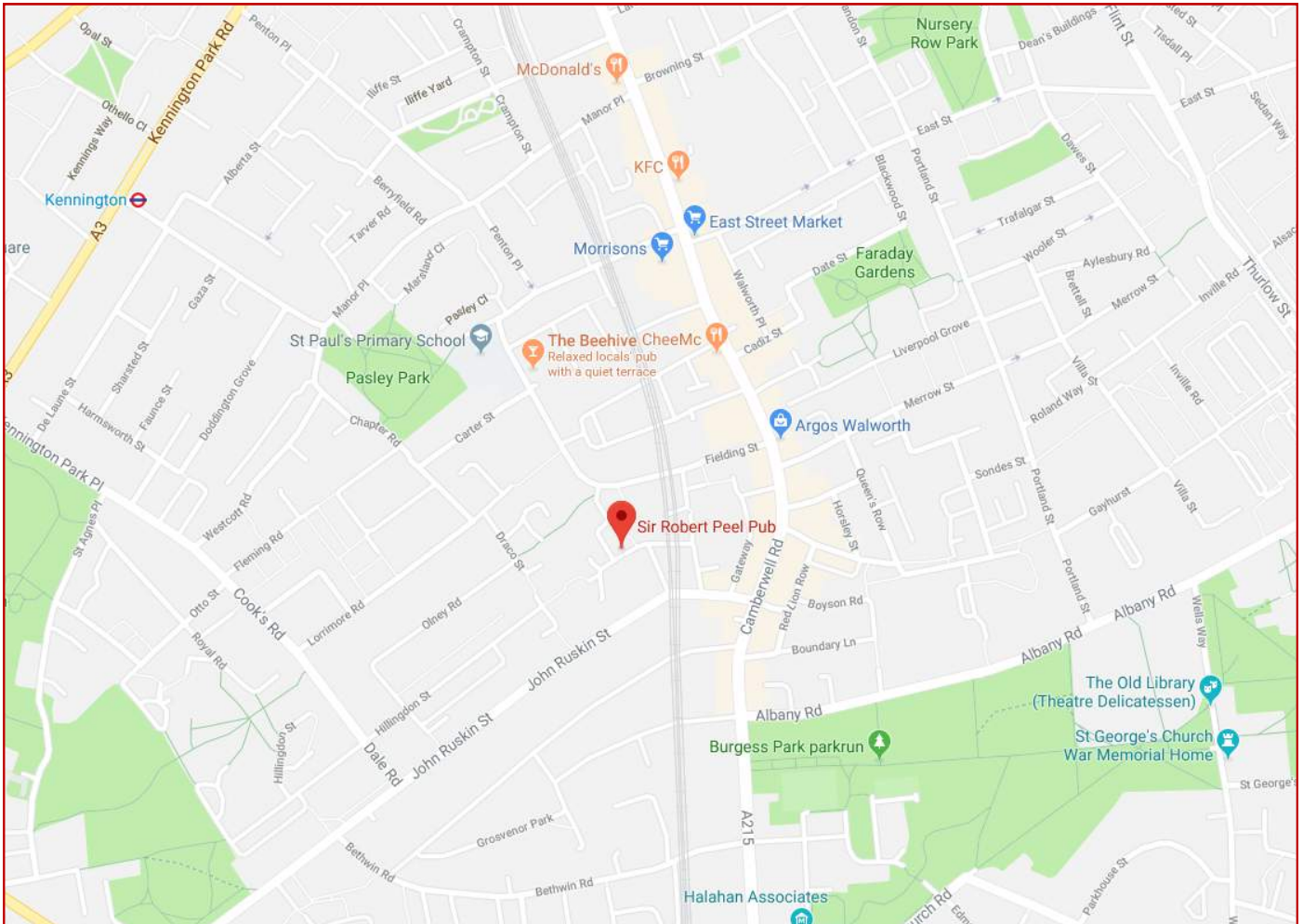
LICENCE

A Premises Licence is held permitting the sale of alcohol between the hours of 11.00 am—11.00 pm Monday to Sunday. The pub's opening hours are 11.00 am—11.30 pm Monday to Sunday.

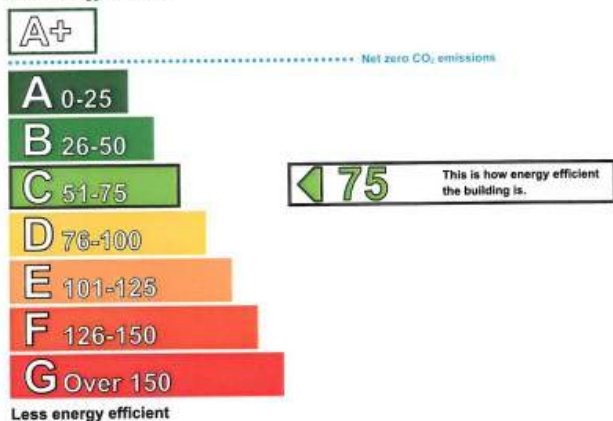
SERVICES

All mains services are connected.

Rateable Value: £16,900.



More energy efficient



EPC Reference: 0030-9982-0318-8750-9024

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