London SE18 7 Timbercroft Lane **Plumstead SE18 2SD**

- Well Let Freehold Public House Investment
- Let to Punch Partnerships (PGRP) Limited (sublet) on a lease expiring in 2033 (no breaks)
- Densely populated residential area
- Potential for long term development, subject to existing lease and all necessary consents
- Site of 0.24 acres with car parking and beer garden
- Rent Review 2018
- Current Rent Reserved

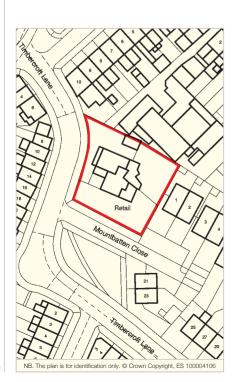
£57,559 pa

On the Instructions of **Joint LPA Receivers**



CUSHMAN & WAKEFIELD

SIX WEEK COMPLETION **AVAILABLE**





Tenure

Freehold.

Location

Plumstead is a densely populated residential South East London suburb located 12 miles from Central London, close to the River Thames. The area is served by Plumstead Overground Station and is situated just to the east of the A205 (South Circular Road). The A2 is to the south.

The property is situated in a prominent position on the corner of Timbercroft Road and Mountbatten Close, in a densely populated residential area.

Description

The property is arranged on basement, ground and one upper floor to provide a public house with basement cellarage, manager's accommodation on the first floor (3 rooms, kitchen and bathroom), an external store, outside beer garden and car parking.

The property provides the follow	ing accommodation	and dimensions
Basement Cellar	40.63 sq m	(437 sq ft)
Ground Floor	173.33 sq m	(1,866 sq ft)
First Floor	54.84 sq m	(590 sq ft)
External Store	18.91 sq m	(204 sq ft)
Total	287.71 sq m	(3,097 sq ft)
Site Area	0.097 Hectares	(0.24 Acres)

NB. Areas provided on a Gross Internal Area (GIA) basis.

The entire property is at present let to PUNCH PARTNERSHIPS (PGRP) LTD for a term of years expiring 24th March 2033 at a current rent of £57,559 per annum. The lease provides for a rent review on 25th March 2018 and every fifth year of the term thereafter and contains full repairing and insuring covenants. The property has been sublet.

Tenant Information

Website Address: www.punchtaverns.com The ultimate holding company is Punch Taverns Ltd.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.