

# **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**



**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



## **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 following accommodation and dimensions:

<b>Basement Cellar</b>	<b>40.63 sq m</b>	<b>(437 sq ft)</b>
<b>Ground Floor</b>	<b>173.33 sq m</b>	<b>(1,866 sq ft)</b>
<b>First Floor</b>	<b>54.84 sq m</b>	<b>(590 sq ft)</b>
<b>External Store</b>	<b>18.91 sq m</b>	<b>(204 sq ft)</b>

**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.**

## **Tenancy**

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](http://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.alltop.co.uk](http://www.alltop.co.uk)

## **Energy Performance Certificate**

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** E Postlethwaite Esq, Shakespeare Martineau. Tel: 0121 214 0000 e-mail: [edward.postlethwaite@shma.co.uk](mailto:edward.postlethwaite@shma.co.uk)