

DRAUGHTS

Eltham High Street, Eltham, SE9 1BT



Key Highlights

- Freehold public house investment
- Entire property let to a private individual
- Current rent of £68,712 per annum
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- The property is arranged over ground, basement and two upper floors and extends to 4,741 sq ft
- Lease expires November 2032
- We are instructed to invite offers in excess of £990,000 (6.56% NIY) which reflects a low capital value of £209 psf
- Business unaffected by sale
- **Virtual Tour**
- **Google Street View Link**

SAVILLS LONDON
33 Margaret Street
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Location

Located in Greater London, 10.0 miles (16.0 kilometres) south east of Central London and 4.3 miles (6.7 kilometres) south of Greenwich. Eltham is a London commuter town and is home to former royal residence, Eltham Palace.

Draughts is situated in the centre of the town in a commercial area where operators such as McDonalds and Tesco Express are also located.

Description

The property comprises the ground, basement, first and second floor of a three storey end of terrace building with painted brick elevations beneath a pitched and hipped roof.

Accommodation

Ground Floor: The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 50 customers. Ancillary areas include a former kitchen and customer WC's.

Basement: Cellar and stores.

First Floor: The first floor comprises the former function room and WC.

Second Floor: The second floor provides manager's accommodation comprising three bedrooms, kitchen, bathroom and living room.

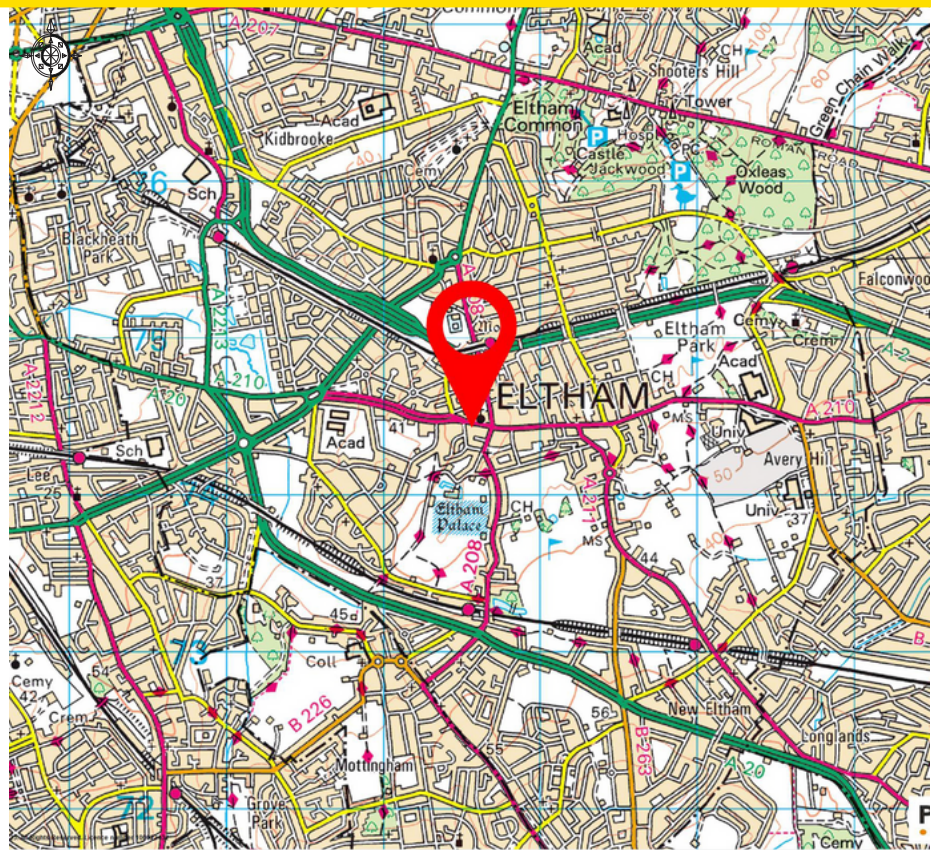
Externally: There is an enclosed customer area to the rear with seating on loose tables and chairs for 60 customers.

Virtual Tour

<https://vt.ehouse.co.uk/6UoH5ZGyw6F>

Tenure

The property is held freehold (Title Number 71551).



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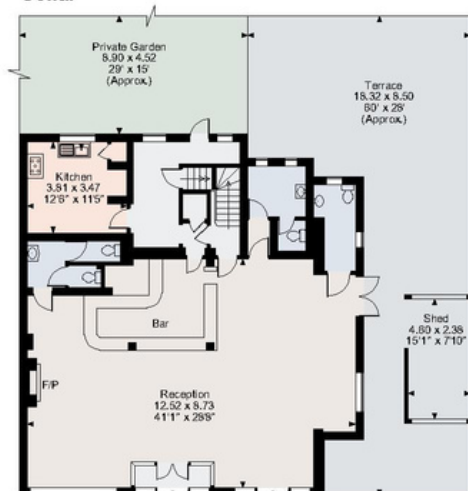
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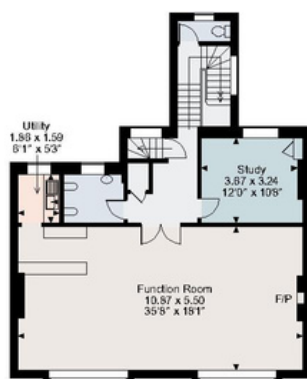
Draughts Eltham, Eltham High Street
Cellar gross internal area = 1,046 sq ft / 97 sq m
Ground Floor gross internal area = 1,684 sq ft / 156 sq m
First Floor gross internal area = 1,041 sq ft / 97 sq m
Second Floor gross internal area = 970 sq ft / 90 sq m
Total gross internal area = 4,741 sq ft / 440 sq m



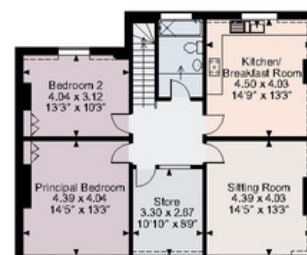
Cellar



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Tenancy

The entire property is let to two private individuals on a 15 year lease from 1 December 2017 at a current rent of £68,712 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (which do not apply in the open market review year). A rent deposit of £15,815 is held by the landlord.

Planning

The property is not listed or situated in a conservation area. The Milestone fixed to the front wall of the pub is Grade II Listed.

Data Room

https://sites.savills.com/tavernportfolio/en/page_171176.php

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis that the purchasing entity is VAT registered.

EPC

E-113.

Fixtures and Fittings

The fixtures and fittings are currently owned by the occupational tenant.

Terms

We are instructed to invite offers in excess of £990,000 (6.56% NIY) assuming the usual purchasers costs.

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

Viewings & Contacts

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.



Contact

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