

# OLD MILL

1 OLD MILL ROAD, LONDON, SE18 1QG



**FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE**



THE OLD MILL

THE OLD MILL

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ZONE  
Lakedale

OLD MILL  
ROAD  
S61 1LH

BEER  
GARDEN



# OLD MILL, 1 OLD MILL ROAD, LONDON, SE18 1QG

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over ground and first floors
- Grade II Listed
- Current rent of £42,500 per annum
- Lease expires July 2034
- The rent is subject to five yearly open market rent reviews
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £770,000 (5.2% NIY)**

## LOCATION

Located in Plumstead, south east London, 3.3 miles (5.3 kilometres) east of Greenwich and 9.3 miles (14.9 kilometres) east of central London.

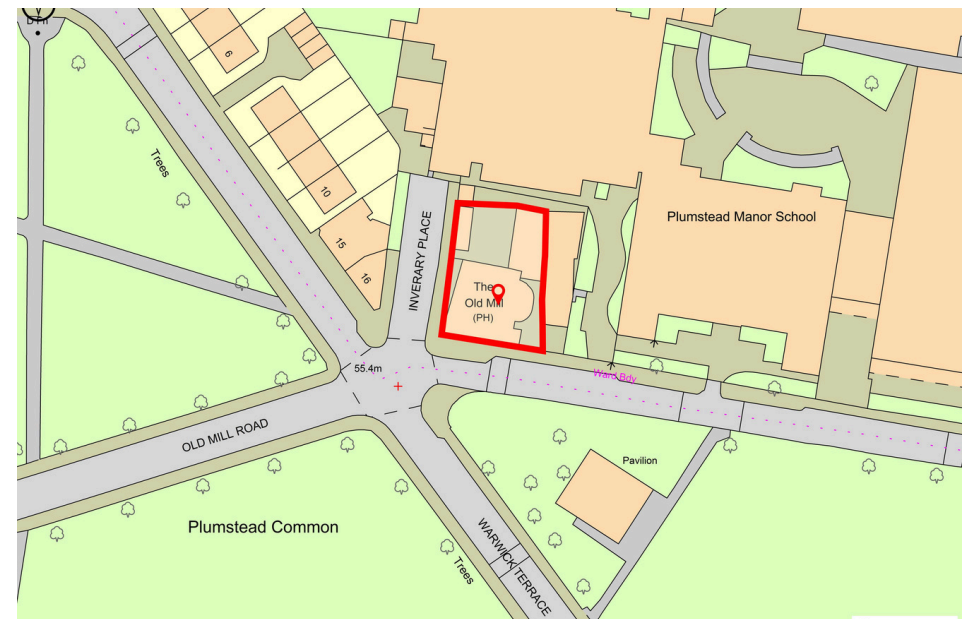
The Old Mill is situated fronting Plumstead Common within a predominantly residential area. Other notable local occupiers include The Star (Stonegate) and the Rose Inn (Heineken).

## DESCRIPTION

The property comprises the ground, and first floor of a two storey detached corner building with rendered and painted elevations beneath a multi pitched roof.

## TERMS

We are instructed to invite offers in excess of £770,000 (5.2% NIY) assuming the usual purchasers costs.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides the customer trading area with a central bar servery and seating for approximately 42 customers. Ancillary areas comprise customer WC's, trade kitchen and stores.

**First Floor:** The first floor comprises staff accommodation with lounge, kitchen, office, three bedrooms, bathroom and stores.

**Externally:** There is a trade terrace to the rear which is part covered with seating for approximately 66 customers. There is an additional function room accessed via the rear trade terrace that can accommodate approximately 48 customers.

## TENANCY

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The entire property is let to a private individual on a 20 year lease from 2 July 2014 at a current rent of £42,500 per annum which is subject to five yearly open market rent reviews.

## PLANNING

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The property is Grade II Listed and is located within Plumstead Common Conservation Area.

## VAT

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

## EPC

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B - 42



## TENURE

The property is held freehold (Title Number LN13214).

## FIXTURES AND FITTINGS

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

## MONEY LAUNDERING

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

## SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/tavernportfolio>



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## VIEWINGS

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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.

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