

GRAPE & GRAIN

2 ANERLEY HILL, LONDON, SE19 2AA

FREEHOLD

PROMINENT PUBLIC HOUSE SITUATED IN
BUSY LONDON SUBURB FOR SALE



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- **Freehold**
- **Greater London location**
- **Prominent roadside position fronting Anerley Hill (A214)**
- **Large external yard to the front elevation**
- **Significant development potential (STP)**
- **Short distance from Crystal Palace station**
- **Planning permission obtained in April 2019 for public house refurbishment and extension**
- **GIA - 741 Sq M (7,978 Sq Ft)**
- **Site Area 809.3 Sq M (0.2 acres)**
- **[Google Street View Link](#)**
- **Offers in the region of £1,500,000 plus VAT**

LOCATION

Crystal Palace is a vibrant south London suburb in the borough of Bromley situated approximately 7.6 miles south east of Central London. The suburb is well supported by public transport with Crystal Palace overground station providing regular services into Highbury & Islington, London Victoria and London Bridge.

The Grape & Grain occupies a prominent roadside position at the junction between Anerley Hill (A214) and the A212. Surrounding properties are predominantly commercial in nature with Giant immediately adjacent and other occupiers nearby including Everyman Cinema, Sainsbury's and the Westow House pub and hotel (Portobello).

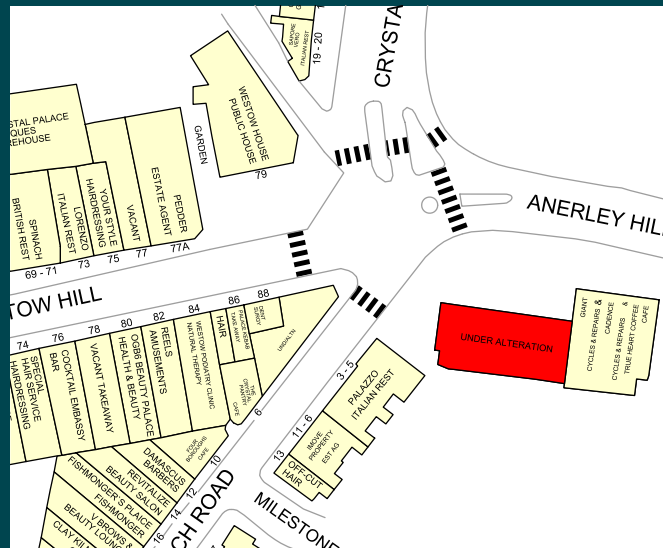
DESCRIPTION & ACCOMMODATION

The Grape & Grain comprises a two storey semi-detached public house under a multi-pitched tile roof. Externally, there is a large tarmac yard area to the front elevation.

Ground Floor: Former trading accommodation with central bar servery. A former catering kitchen, accessible WC and a variety of stores are also provided at this level.

Basement: Former customer WC's, beer cellar, manager's office and a variety of stores.

First Floor: The first floor provides staff accommodation comprising living room, three bedrooms, kitchen and bathroom.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/Ancillary	305	3278
Lower Ground	Ancillary	329	3540
First	Manager's Accommodation	108	1160
Total		742	7,987

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

EPC

C - 70

PLANNING

The property is not listed but is located within Crystal Palace Park conservation area.

Planning permission was granted in April 2019 (planning application number 19/00052/FULL1) but has since lapsed for the refurbishment and extension of public house including extension, roof garden and upgraded facilities comprising a two storey upper level extension over the existing pub building and a three storey extension to the western side of the building turning the street side corner adjacent to No.3 Church Road. Further details can be found on the London Borough of Bromley's website using the following [Link](#)

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SITE AREA

The property has an approximate site area of 809.3 Sq M (0.2 acres).

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings have already been removed from the property.

GUIDE PRICE

Offers in the region of £1,500,000, plus VAT, are invited for the benefit of our client's freehold interest.

VIEWINGS & TERMS

The property is currently closed so all formal viewings must be arranged through the joint selling agents Savills and CBRE.



CBRE

Toby Hall

T: 020 7182 2259
M: 07785 253055
toby.hall@cbre.com

James Brindley

T: 020 7182 2651
M: 07827 356616
james.brindley@cbre.com



Paul Breen

T: 020 7877 4555
M: 07767 873353
pbreen@savills.com

Stuart Stares

T: 020 7299 3088
M: 07807 999841
sstares@savills.com

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