

THE LONDON & RYE

109 RUSHEY GREEN, CATFORD, SE6 4AF

FREEHOLD

PUBLIC HOUSE IN BUSY SOUTH-EAST
LONDON SUBURB FOR SALE
ON BEHALF OF JD WETHERSPOON



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- **Freehold**
- **Prominent location on Catford's primary retail parade**
- **Extensive glazed frontage with bi-folding doors providing access to external beer terrace**
- **Site extends to circa 0.125 acres**
- **Short distance from Catford and Catford Bridge train stations**
- **GIA - 514 sq m (5,537 sq ft)**
- **Guide Price - Offers in excess of £850,000 (plus VAT if applicable)**
- **Google Street View**

LOCATION

Catford is a popular south-east London suburb situated approximately 1.5 miles south of Lewisham, 2.6 miles east of Dulwich, 3.1 miles north of Beckenham and 3.4 miles west of Eltham. The area is well serviced by public transport with Catford and Catford Bridge train stations providing access to the Thameslink and Southeastern rail networks, providing regular services into Central London via Charing Cross and Blackfriars. Catford town centre is due to benefit from significant investment and refurbishment following approval of the town centre framework in 2021.

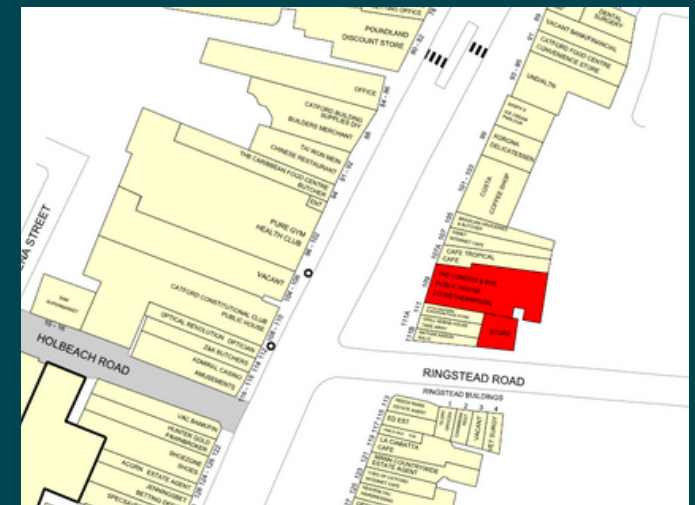
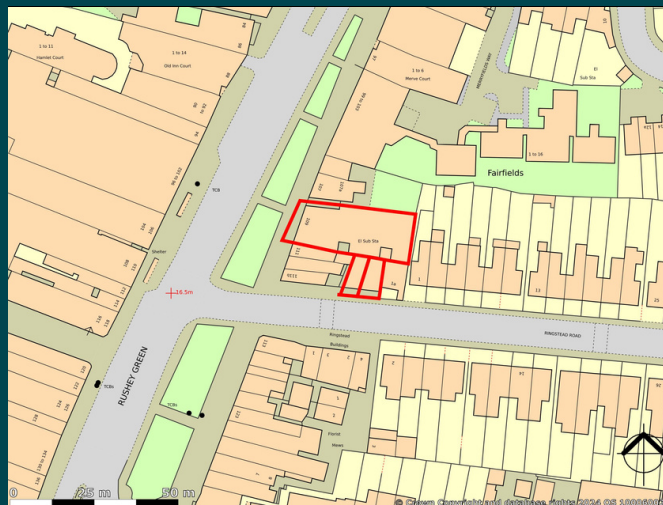
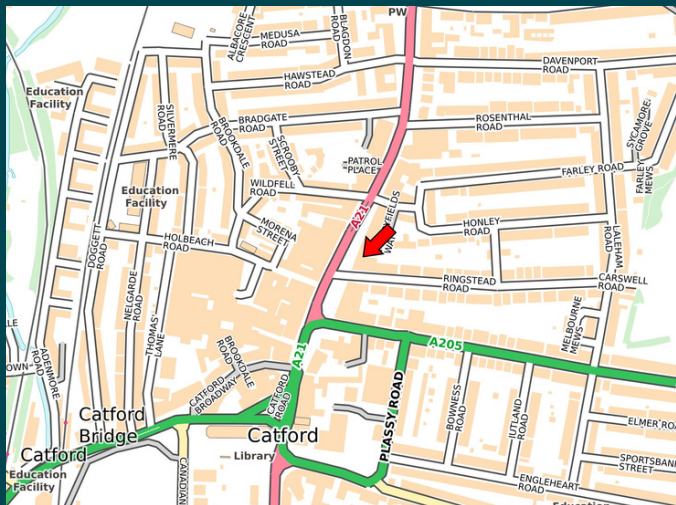
The London & Rye occupies a prominent position fronting Rushey Green (A21) in central Catford. Both train stations are in close proximity under, 0.5 miles away with surrounding occupiers including PureGym, Costa Coffee, Kaspas, Poundland, Nando's and ALDI.

DESCRIPTION & ACCOMMODATION

The London & Rye comprises a two-storey semi-detached brick built building under a pitched roof. To the front is an external beer terrace which has been recently developed providing seating for approximately 20 covers.

Ground Floor: Trading accommodation with bar servery to the left-hand side with seating on loose tables and chairs. Customer WCs and a disabled WC are available at this level. Large bi-fold doors provide access to the external beer terrace. A commercial kitchen, beer cellar and stores are located at the rear of the building.

Upper Floors: The first and second floors provide a staff room, WC, manager's office, plant room and 2 bed managers flat.



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APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading/Ancillary	369.62	3,979
First	Residential	131.16	1,412
Second	Residential	13.61	146
Total		514.39	5,537

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

TENURE

Freehold.

RATEABLE VALUE & EPC

2023 Rateable Value - £43,000

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

GUIDE PRICE

Substantial offers are invited for the benefit of our clients freehold interest, plus VAT if applicable.

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PLANNING

The property is not listed and does not fall within a conservation area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in excess of £850,000 (plus VAT if applicable) are invited for the benefit of our clients freehold interest.

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DISCLAIMER: March 2024

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