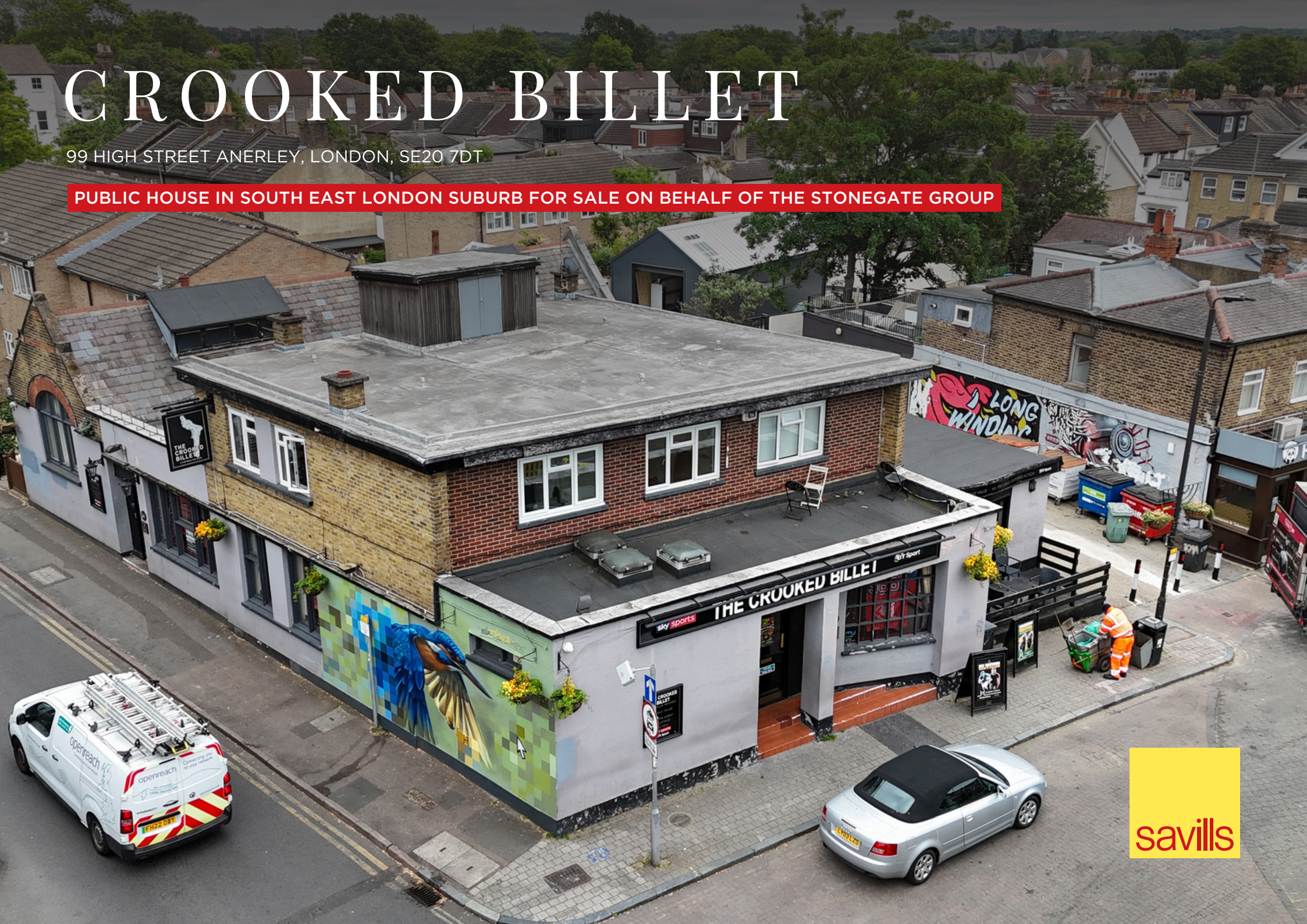


CROOKED BILLET

99 HIGH STREET ANERLEY, LONDON, SE20 7DT

PUBLIC HOUSE IN SOUTH EAST LONDON SUBURB FOR SALE ON BEHALF OF THE STONEGATE GROUP





sky sports **THE CROOKED BILLET** BT Sport

sky sports PREMIUM BRANDS GREAT VALUE ALL THE GREAT SPORTING ACTION BT Sport

THE CROOKED BILLET
Small menu
and the usual
range of
drinks
all from
£4.95

ALL DAY
DRINKING

CRICKET
FESTIVAL



HIGHLIGHTS INCLUDE:

- Freehold
- Busy South London location
- Prominent corner position fronting High Street
- External trade terrace to front elevation
- Staff accommodation at first floor comprising three bedrooms
- Short distance from Penge West Station (Windrush and Overground)
- Property benefits from a 12am licence on Friday and Saturday
- Property arranged over three levels
- Offers are invited in excess of £775,000

LOCATION

Penge is a densely populated suburb in South East London which is situated 3.6 miles west of Bromley and 3.9 miles east of Streatham. The area is well serviced by public transport with Penge West Station (Windrush and Overground) a short distance to the west providing regular services to central London.

The Crooked Billet occupies a prominent corner position at the junction between Penge Lane and High Street. The surrounding area is a mix of residential and commercial with nearby occupiers including Tesco, Post Office, Tapi Carpets, McDonald's, Gregg's, KFC and Burger King.

DESCRIPTION

The Crooked Billet comprises the ground, basement and first floor or a two storey detached building with brick and painted rendered elevations beneath a part flat and part pitched roof.

LINKS

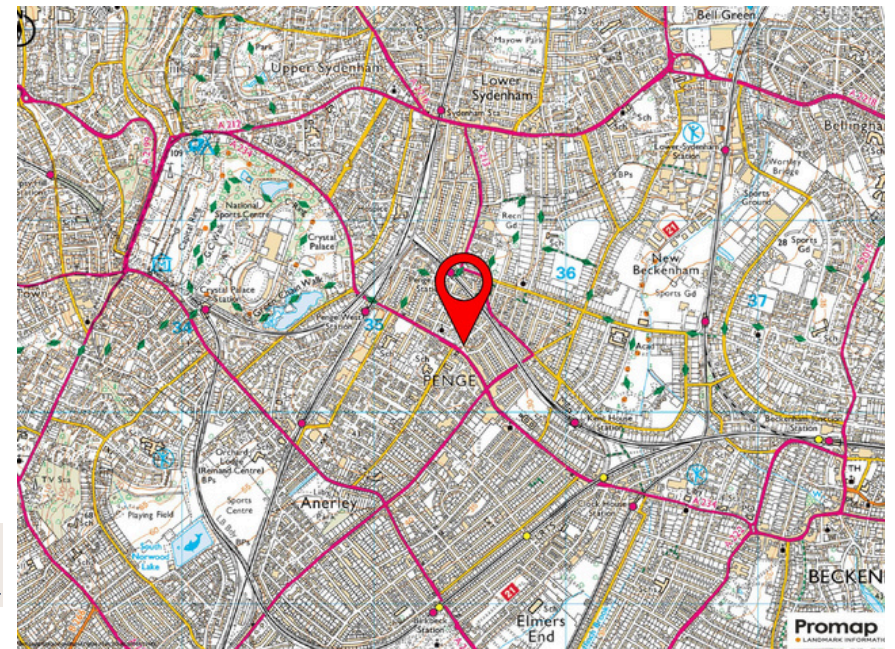
LOCATION



GOOGLE STREET VIEW



BIRDS EYE VIEW



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 34 customers. There is a separate function room to the rear with a capacity for 60 customers, separate bar servery, customer WC's and store. Ancillary areas comprise customer WC's for the pub, former trade kitchen, office, stores and cellar.

Basement The basement is unused and provides a number of stores.

First Floor The first floor provides the managers accommodation comprising three bedrooms, living room, kitchen, separate WC and bathroom.

External Externally there is a trade terrace to the front elevation with seating for 6 customers.

TENURE

The property is held freehold (Title Number SGL34704).

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol on the following times:

- Monday to Thursday: 11:00 to 23:00
- Friday and Saturday: 11:00 to 00:00
- Sunday: 12:00 to 22:30

PLANNING

The property is not listed but is situated within The Penge High Street Conservation Area.

EPC

C - 74



RATEABLE VALUE

£25,000

TERMS

Offers are invited in excess of £775,000 for the benefit of our clients freehold interest.

VAT

VAT may be applicable in addition to the purchase price.

FIXTURES & FITTINGS

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.

TRADING INFORMATION

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



Crooked Billet



CROOKED BILLET 99 HIGH STREET ANERLEY, LONDON,
SE20 7DT

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

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