



**BRICKLAYERS ARMS**  
1 HAMILTON ROAD, WEST NORWOOD  
LONDON, SE27 9RZ

**FREEHOLD TIED PUBLIC HOUSE  
INVESTMENT FOR SALE  
BUSINESS UNAFFECTED**

**savills**



# BRICKLAYERS ARMS, 1 HAMILTON ROAD, WEST NORWOOD, LONDON, SE27 9RZ

## HIGHLIGHTS INCLUDE:

- Freehold tied public house investment
- Site extending to 0.091 acres
- Entire property is let on a tied tenancy to a private individual
- Lease expires January 2030
- The rent is subject to five yearly open market rent reviews
- The income is derived from rent and income from the sale of beer, cider and flavoured alcoholic beverages
- Ability to release the tie
- **We are instructed to invite offers in excess of £750,000 which reflects a capital value of £200 per sq ft**
- Business unaffected by sale

## LOCATION

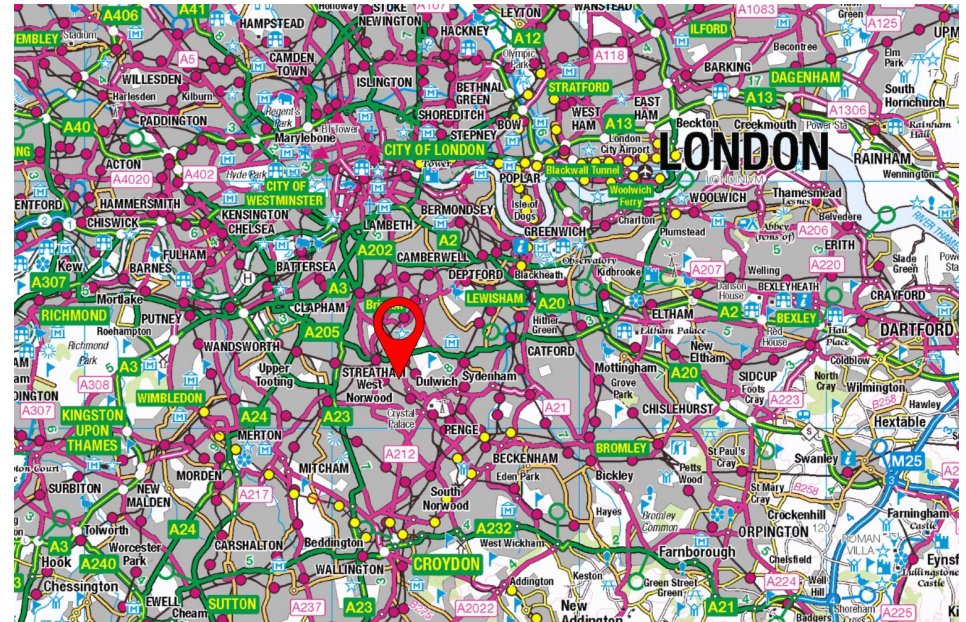
Located in the district of West Norwood in the London Borough of Lambeth, 2.6 miles south east of Brixton.

The Bricklayers Arms is situated fronting Hamilton Road in a residential area, a short distance east of West Norwood Station with local pubs including, The White Horse and The Crown & Greyhound, as well as restaurants like Bakehouse and The Real Greek, local attractions also include the Norwood Park and the Carved Stones Museum (West Norwood Gallery).

## DESCRIPTION

The property comprises the basement, ground, first and second floor of a three storey end of terrace building with exposed bricks and rendered elevations beneath a pitched tiled roof.

## LINKS

[GOOGLE STREET VIEW](#)[VIRTUAL TOUR](#)

## ACCOMMODATION

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**Basement:** The basement provides cellar and stores.

**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 65 customers. Ancillary areas include, customer WC's.

**First Floor:** The first floor comprises of a kitchen, small office and three bedroom/reception rooms.

**Second Floor:** The second floor provides additional accommodation comprising three double bedrooms and a bathroom.

**Externally:** There is a customer area to the rear with seating on loose tables and chairs for 15 customers.

## PLANNING

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The property is not listed or situated within a conservation area.

## EPC

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D-89

## 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.

## FIXTURES AND FITTINGS

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



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## TENURE & TENANCY

The property is held freehold (Title Number SGL57666). The entire property is let to a private individual on a 30 year lease from 1 February 2000. The rent is subject to five yearly open market rent reviews. In addition the tenant has an obligation to purchase beer, cider and flavoured alcoholic beverages from the landlord.

## RELEASE OF TIE

The landlord may give notice to release the Tenant from any or all purchasing obligations and may choose to review the rent to the open market rent by serving a review notice.

## TOTAL INCOME

The total income is derived from rent and the sale of beer, cider and flavoured alcoholic beverages.

The historic income and barrelage is set out below:

| Year Ending September | Rent Income | Barrelage |
|-----------------------|-------------|-----------|
| 2025                  | £17,500     | 48        |
| 2024                  | £17,940     | 50        |
| 2023                  | £17,767     | 54        |



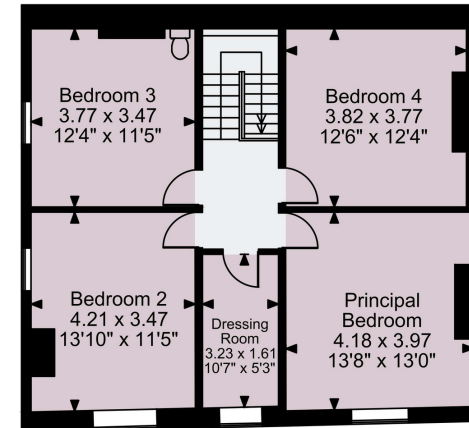
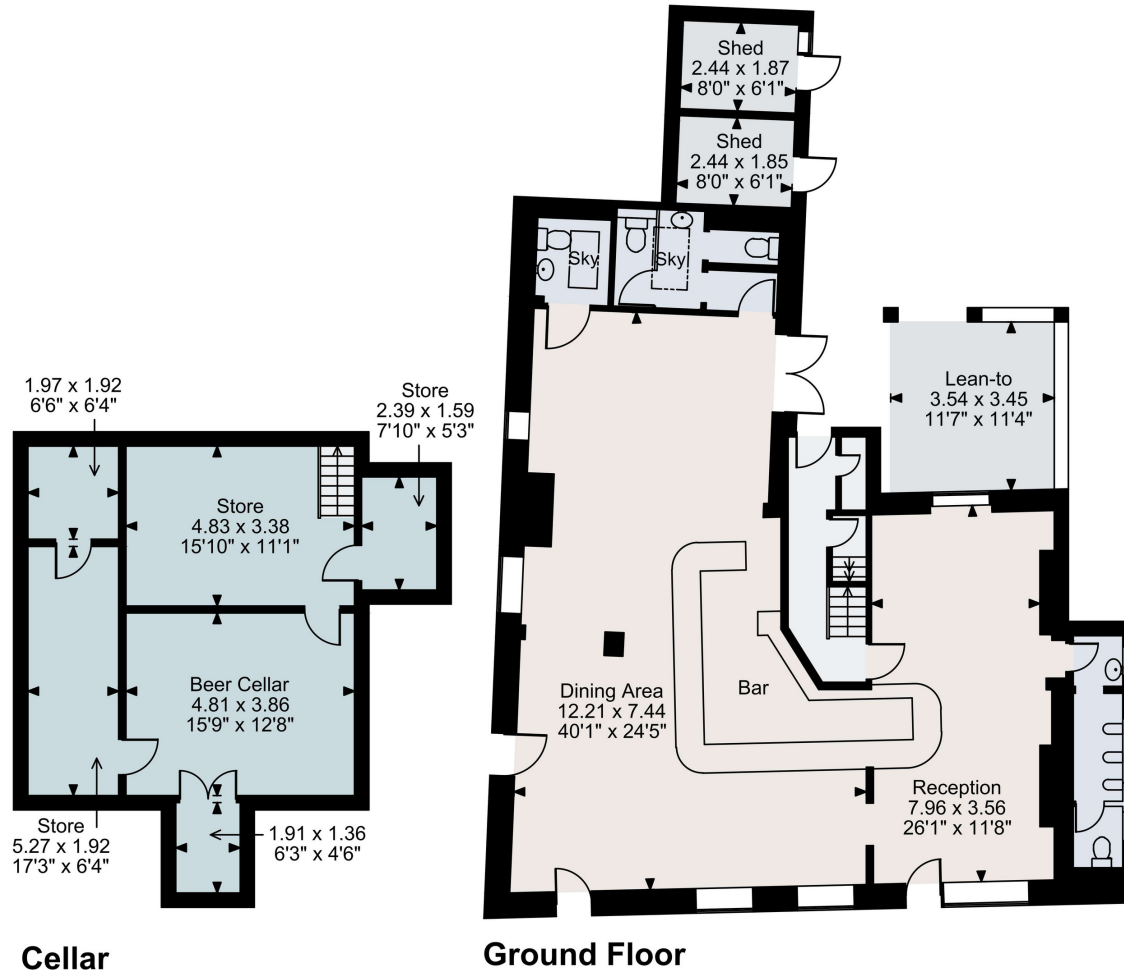
## THE TIED INCOME

This lease requires the tenant to purchase beer, cider and flavoured alcoholic beverages from the landlord. The purchaser can set up a supply agreement with a supplier, such as Molson Coors, who will supply to the tenant. This will then provide an income from the sale of the drinks. The potential total income to the purchaser from the sale of the drinks is estimated, but not warranted, to be in the region of £13,000, producing a total potential income of £30,500 per annum. Further details are available to interested parties on request.

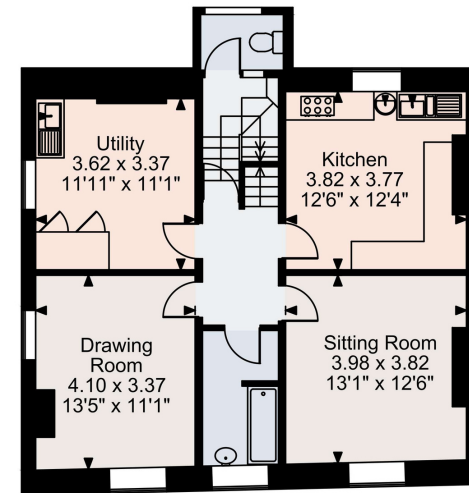
## TERMS

We are instructed to **invite offers in excess of £750,000 (£200 per sq ft)** assuming the usual purchasers costs.

**Bricklayers Arms, Hamilton Road, SE27**  
 Cellar gross internal area = 624 sq ft / 58 sq m  
 Ground Floor gross internal area = 1,426 sq ft / 133 sq m  
 First Floor gross internal area = 798 sq ft / 74 sq m  
 Second Floor gross internal area = 797 sq ft / 74 sq m  
 Sheds gross internal area = 102 sq ft / 9 sq m  
 Total gross internal area = 3,747 sq ft / 348 sq m



**Second Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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## SIMILAR INVESTMENT OPPORTUNITIES

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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/stonegateportfolio>

## MONEY LAUNDERING

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

## 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.

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