

GLADSTONE ARMS

64 LANT STREET, LONDON SE1 1QN

ZONE 1 LONDON FREEHOLD PUBLIC HOUSE INVESTMENT FOR SALE



savills



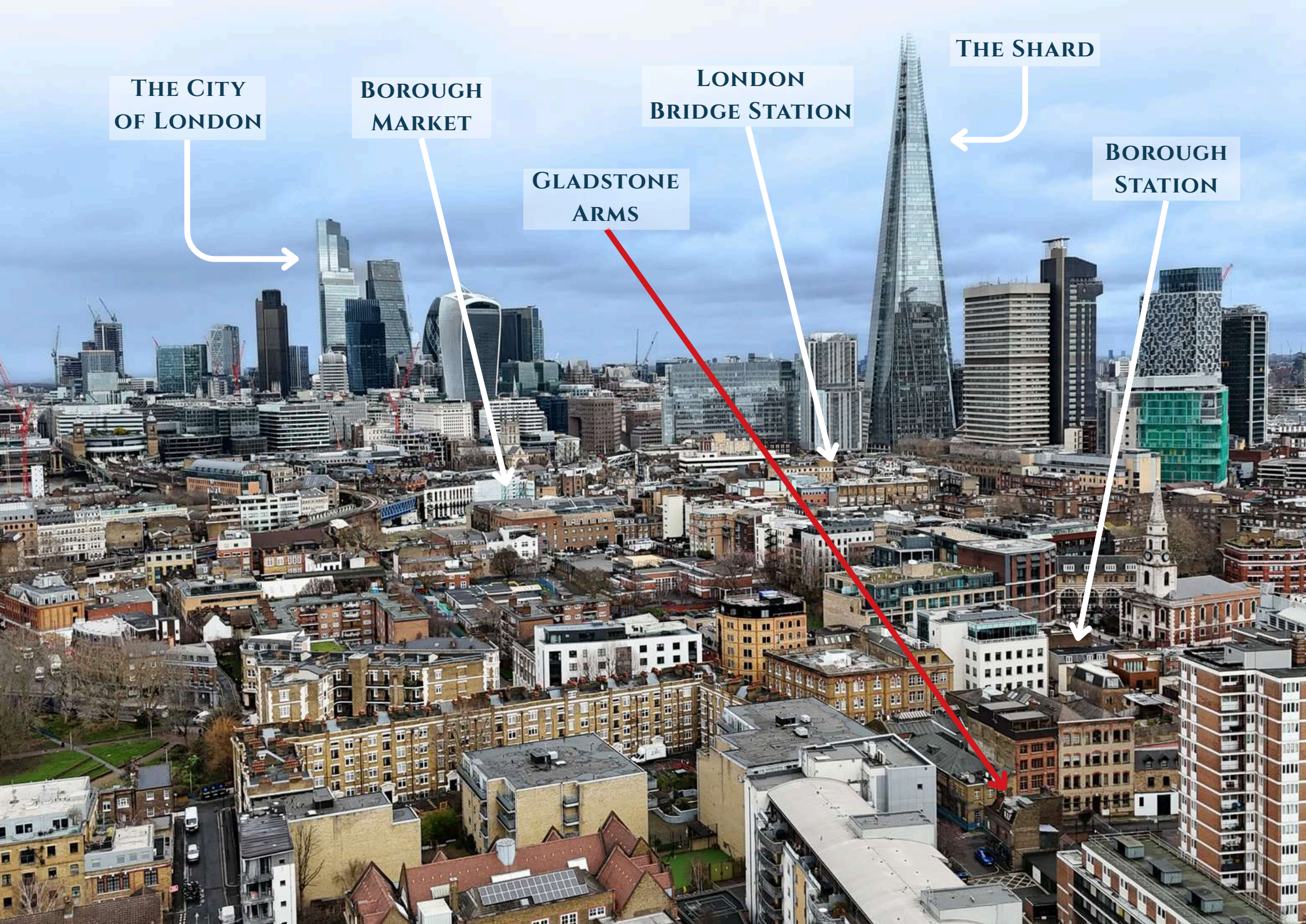
THE GLADSTONE ARMS



GLADSTONE

GLADSTONE

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THE CITY
OF LONDON

BOROUGH
MARKET

GLADSTONE
ARMS

LONDON
BRIDGE STATION

THE SHARD

BOROUGH
STATION

HIGHLIGHTS INCLUDE:

- Freehold Zone 1 public house investment
- Entire property let to Pegz N Frazes Limited
- Property arranged over four levels extending to 1,879 Sq Ft (175 Sq M)
- Managers accommodation at second floor level
- Current rent of £80,000 per annum
- Lease expires December 2031
- The rent is subject to five yearly open market rent reviews with the next review in December 2026
- Rent deposit of £96,000 is held by the landlord
- We are instructed to invite offers in excess of £1,120,000 (6.75% NIY)
- Business unaffected by sale

LOCATION

Located in within the London Borough of Southwark, 1.0 mile (1.6 kilometres) east of Waterloo and 1.8 miles (2.9 kilometres) south east of Central London.

The Gladstone Arms is situated on Lant Street in a predominantly residential area and is located a short walk from Borough Underground Station which provides London Underground services via the Northern Line giving fast travel to the City of London (Bank Station) in approximately 5 minutes. Borough Market is located just 0.4 miles to the north of the property.

LINKS

GOOGLE STREET VIEW



BIRDS EYE VIEW



DESCRIPTION

The property comprises the basement, ground, first and second floors of a two storey detached building with exposed brick elevations beneath a mansard roof.

ACCOMMODATION

- Basement** The basement provides cellar and stores as well as a managers office.
- Ground Floor** The ground floor provides an open plan trading area with the bar servery located to the side and seating on loose tables, chairs and benches for 34 customers. Customer WC's are located to the rear.
- First Floor** The first floor provides a private function room with and seating for 20 customers. Ancillary areas include customer WC, trade kitchen and a dry store.
- Second Floor** The second floor provides managers accommodation which provides one double bedroom, living room and bathroom.
- Externally** There is a balcony located on the first floor which provides seating on loose tables, chairs and benches for 10 customers.

TENURE

The property is held freehold (Title Number TGL83680).

TENANCY

Entire property let to Pegz N Frazes Limited on a 15 year lease from 16 December 2016 at a current rent of £80,000 per annum which is subject to 5 yearly open market rent reviews. A rent deposit of £96,000 is held by the landlord.

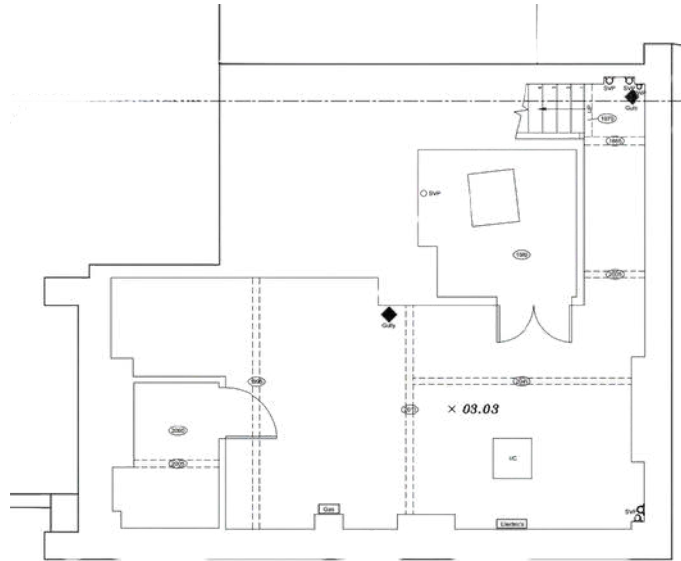


FLOOR PLANS

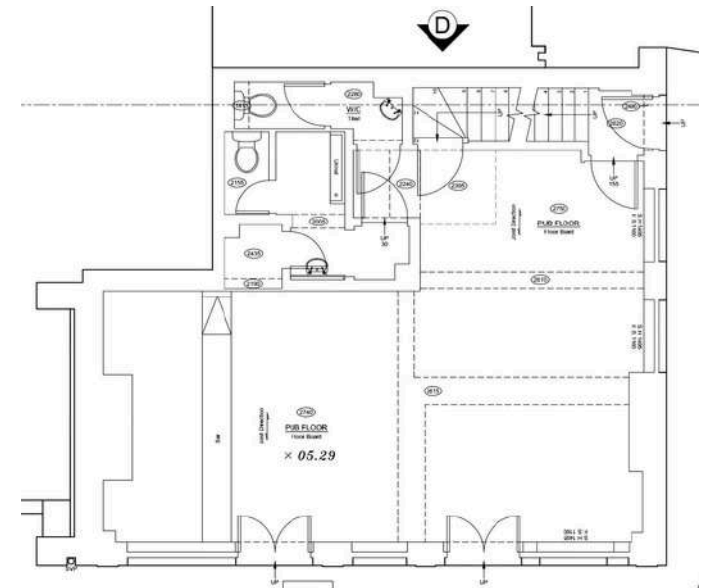
FLOOR AREAS

The property has the following approximate gross internal floor areas:

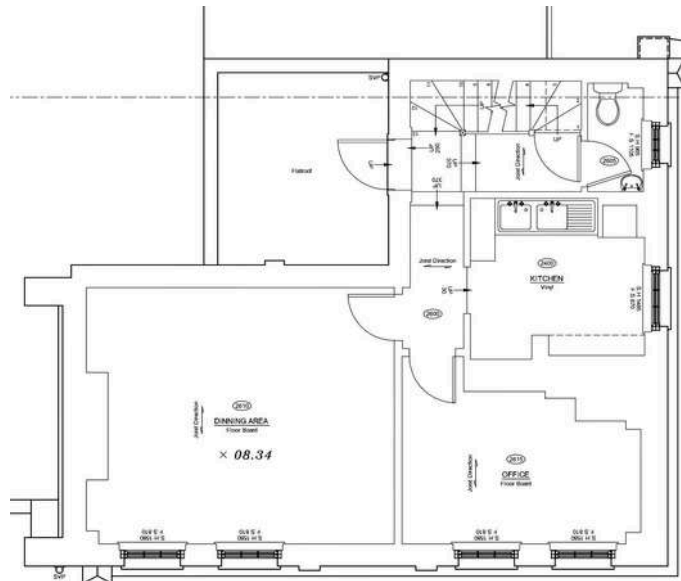
Floor	Sq M	Sq Ft
Basement	45	480
Ground Floor	52	559
First Floor	43	466
Second Floor	35	374
Total	175	1,879



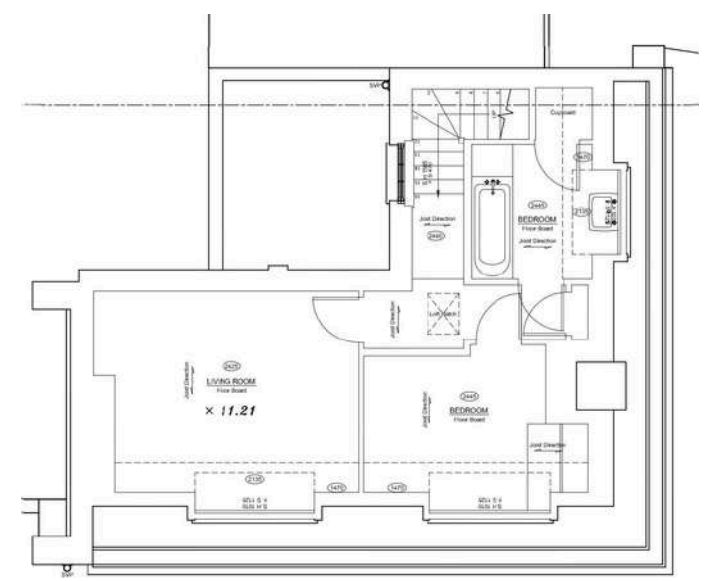
Basement



Ground Floor



First Floor



Second Floor

PLANNING

The property is not listed however it is situated within the Liberty of the Mint Conservation Area.

FIXTURES & FITTINGS

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

EPC

D - 79.

TERMS

We are instructed to invite offers in excess of £1,120,000 (6.75% NIY) assuming the usual purchasers costs.



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VAT

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.

MONEY LAUNDERING

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

VIEWINGS

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.

CONTACT

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IMPORTANT NOTICE

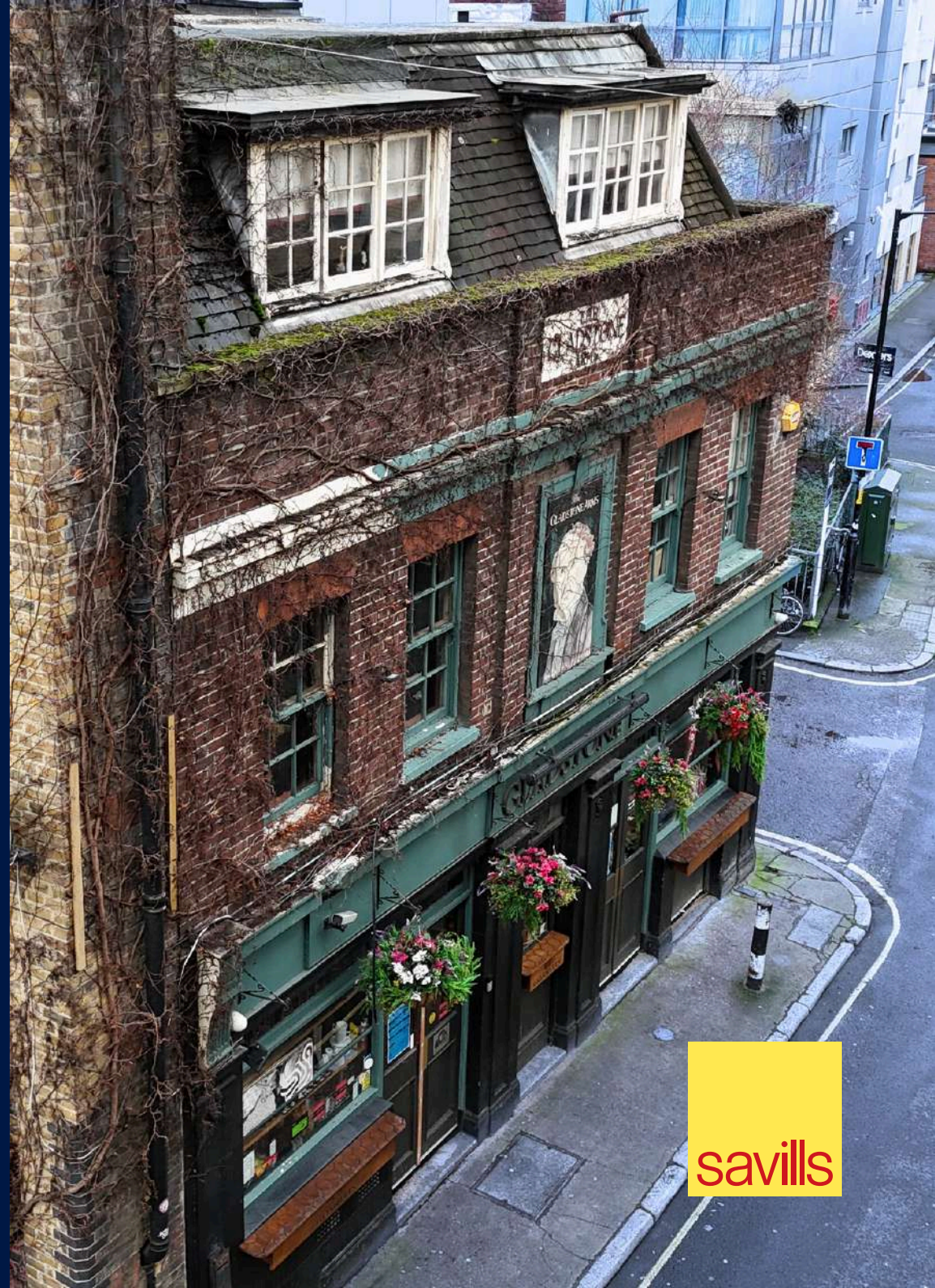
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