

# FIVE BELLS

155 NEW CROSS ROAD, NEW CROSS, LONDON, SE14 5DJ

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





## HIGHLIGHTS INCLUDE:

- Freehold
- Grade II Listed
- Busy South London location
- Prominent corner position fronting New Cross Road
- External trade terrace to front elevation held by way of a pavement licence
- Staff accommodation at second floor comprising four bedrooms
- Potential to reinstate function room at first floor
- Short distance from New Cross Gate Station (Windrush Line) and The Den (Millwall FC)
- Property benefits from a 1.30am licence on Friday and Saturday
- Property arranged over four levels
- Offers are invited in excess of £700,000

## LOCATION

New Cross is a densely populated suburb in South East London which is situated 2.2 miles east of Camberwell and 3.3 miles west of Greenwich. The area is well serviced by public transport with New Cross Gate Station (Windrush and Overground) a short distance to the east providing regular services to central London.

The Five Bells occupies a prominent corner position at the junction between Hatcham Park Road and New Cross Road. The surrounding area is a mix of residential and commercial with nearby occupiers including The Rose (Urban Pubs & Bars), Sainsbury's, TK Maxx and B&M.

## DESCRIPTION

The Five Bells comprises the ground, basement and two upper floors of a three storey corner building with brick and painted rendered elevations beneath a pitched and hipped roof.

## LINKS

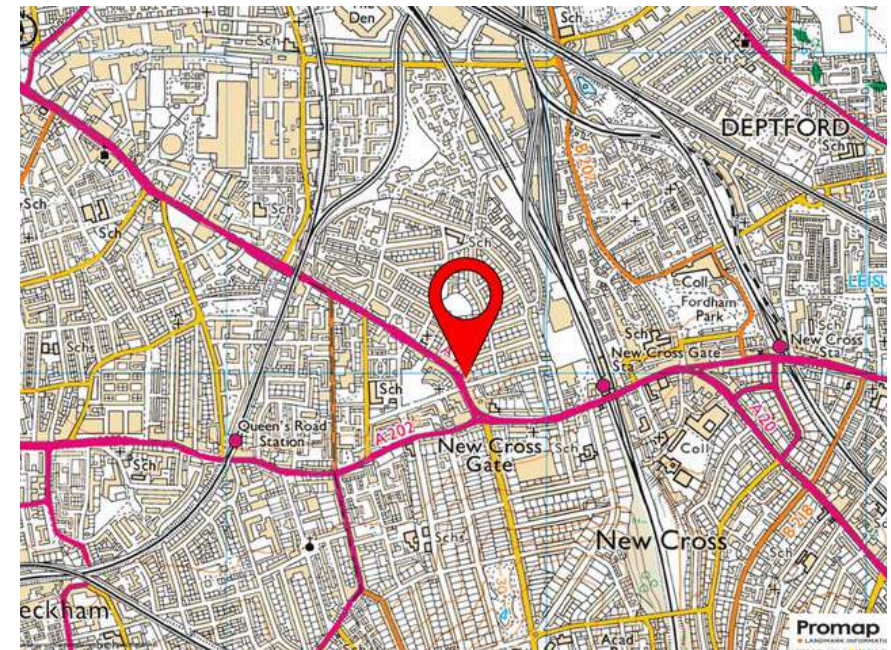
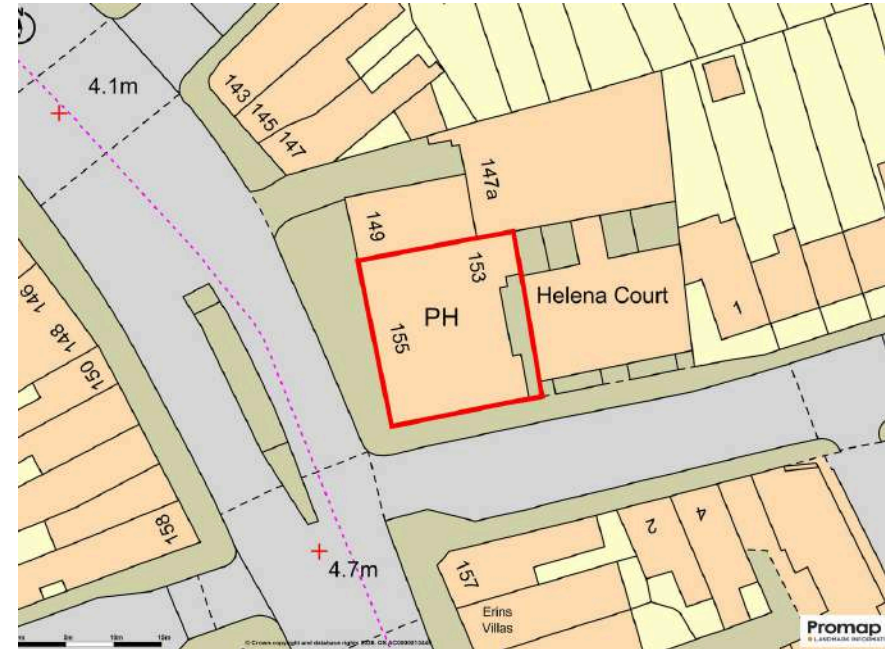
LOCATION



GOOGLE STREET VIEW



VIRTUAL TOUR



## ACCOMMODATION

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- 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 72 customers. Ancillary areas include two set of customer WC's.
- Basement** The basement provides cellar, boiler room and stores.
- First Floor** The first floor provides the former function room, three large rooms, office and former trade kitchen. There is a former bathroom at mezzanine level.
- Second Floor** The second floor provides the managers accommodation comprising four bedrooms, kitchen and bathroom.
- External** There is a small smoking terrace to the rear with seating for four customers alongside further seating to the front elevation held by way of a pavement licence for seven customers.

## TENURE

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The property is held freehold (Title Number SGL390614).

## PREMISES LICENCE

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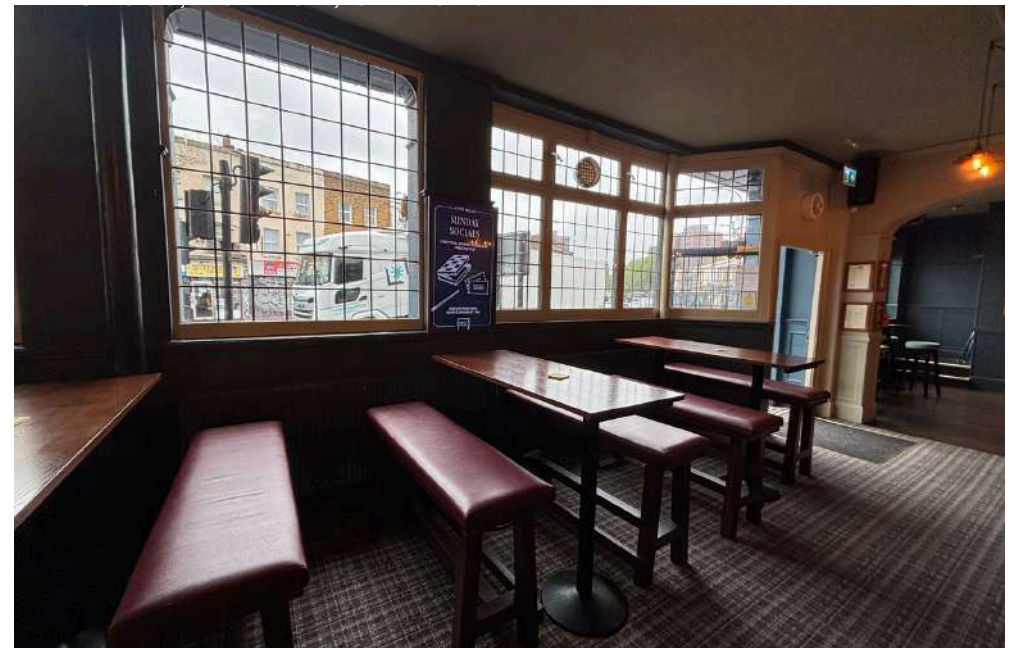
The property benefits from a premises licence permitting the sale of alcohol on the following times:

- Monday to Wednesday: 10:00 to 23:00
- Thursday: 10:00 to 00:30
- Friday and Saturday: 10:00 to 01:30
- Sunday: 12:00 to 22:30

## PLANNING

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The property is Grade II Listed and situated within the Hatcham Conservation Area.



## EPC

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C - 69

## RATEABLE VALUE

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£39,000

## TERMS

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Offers are invited in excess of £700,000 for the benefit of our clients freehold interest.

## VAT

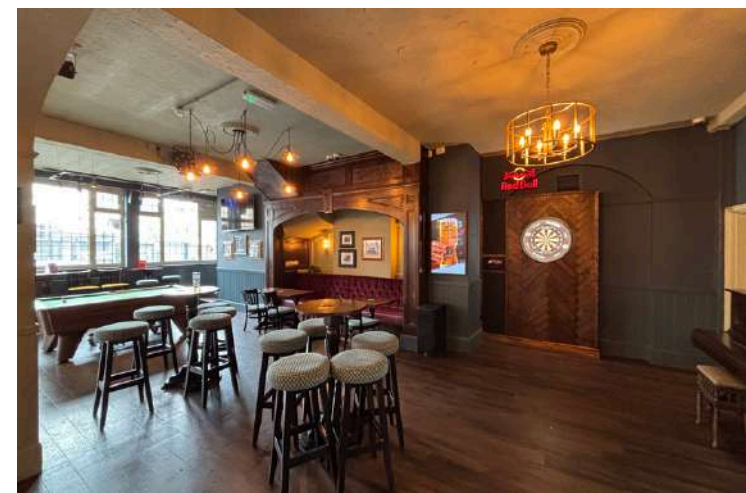
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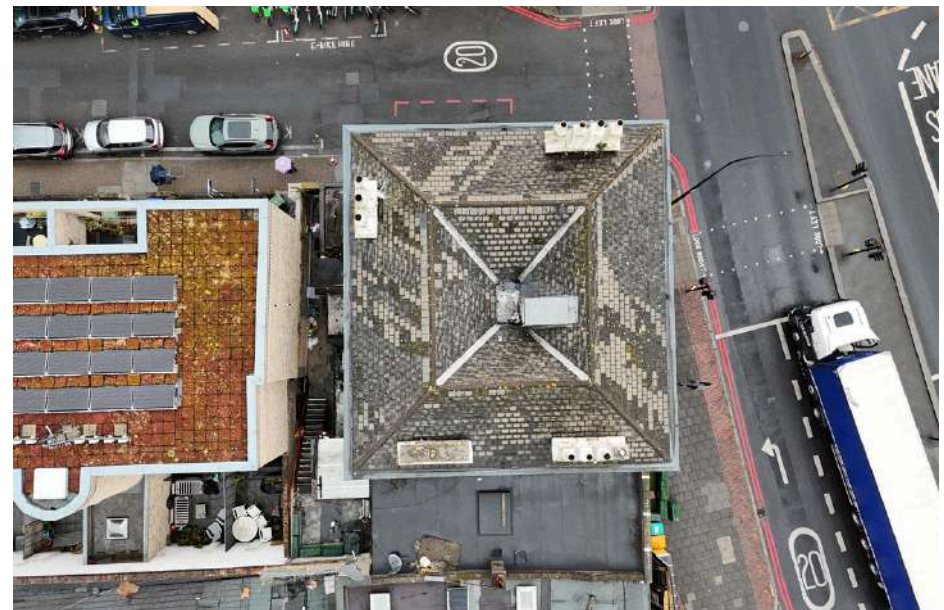
VAT may be applicable in addition to the purchase price.

## FIXTURES & FITTINGS

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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.

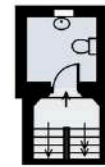




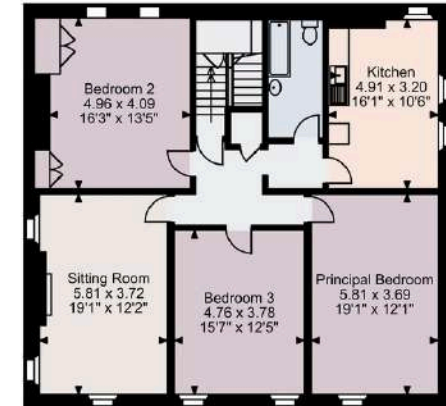
## FLOOR PLANS

### 155, New Cross Road, SE14

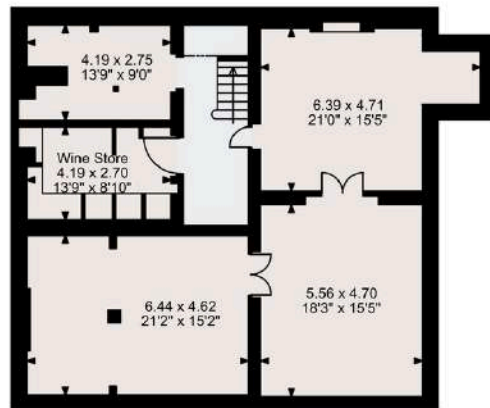
Cellar gross internal area = 1,352 sq ft / 126 sq m  
 Ground Floor gross internal area = 2,422 sq ft / 225 sq m  
 Mid Floor gross internal area = 79 sq ft / 7 sq m  
 First Floor gross internal area = 2,031 sq ft / 189 sq m  
 Second Floor gross internal area = 1,314 sq ft / 122 sq m  
 Total gross internal area = 7,198 sq ft / 669 sq m



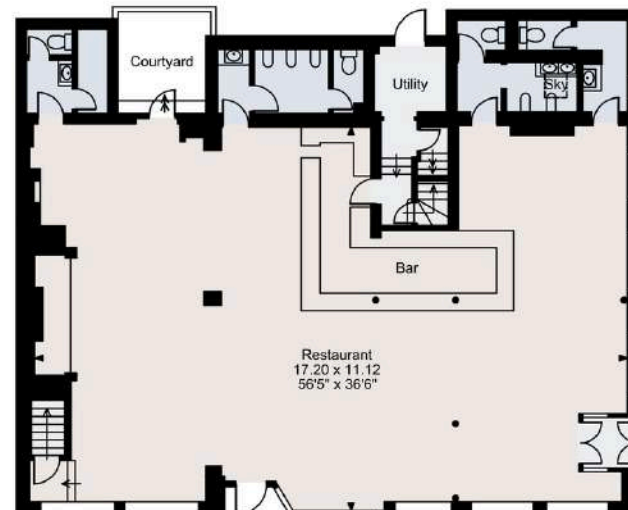
Mid Floor



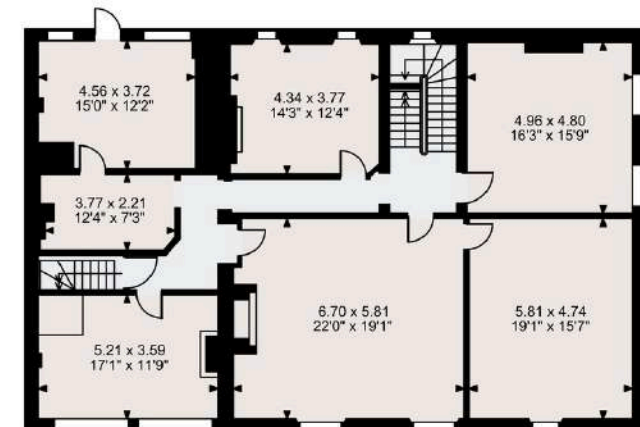
Second Floor Flat



Cellar



Ground 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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## TRADING INFORMATION

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

## MONEY LAUNDERING

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

## VIEWINGS

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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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