

AMERSHAM ARMS

388 NEW CROSS ROAD, LONDON SE14 6TY

PUBLIC HOUSE IN NEW CROSS AVAILABLE TO LET





AMERSHAM ARMS

TAKE COURAGE

AMERSHAM ARMS

20

A2
A20

W4 7JH

Chiswick Rd
London W4
London W5
London W6

Look Right

HIGHLIGHTS INCLUDE:

- New free of tie lease available
- Located directly opposite New Cross overground station which handles over 3.1 million passengers per year
- Property arranged over ground, basement, first and second floors extending to 8,489 Sq Ft (789 Sq M)
- Split between two trading areas comprising a pub area and a separate bar/music area for live music events.
- Late licence until 3:00am
- Large beer garden and roof terrace.
- Extensive managers accommodation to the second floor
- **Guide Rent: £120,000 per annum**

LOCATION

The Amersham Arms is located in the lively neighbourhood of New Cross in South East London, and directly opposite New Cross train station (Windrush and South eastern lines). The property is located just a five-minute walk from Goldsmiths University of London contributing towards a vibrant and youthful atmosphere, and is situated on New Cross Road, a vibrant main road with an abundance of independent coffee shops and restaurants.

DESCRIPTION

The property comprises a three-storey detached public house with a large beer garden and roof terrace. It has capacity for approximately 400 covers and includes a stage, allowing the venue to host regular live music events.

LINKS

GOOGLE STREET VIEW



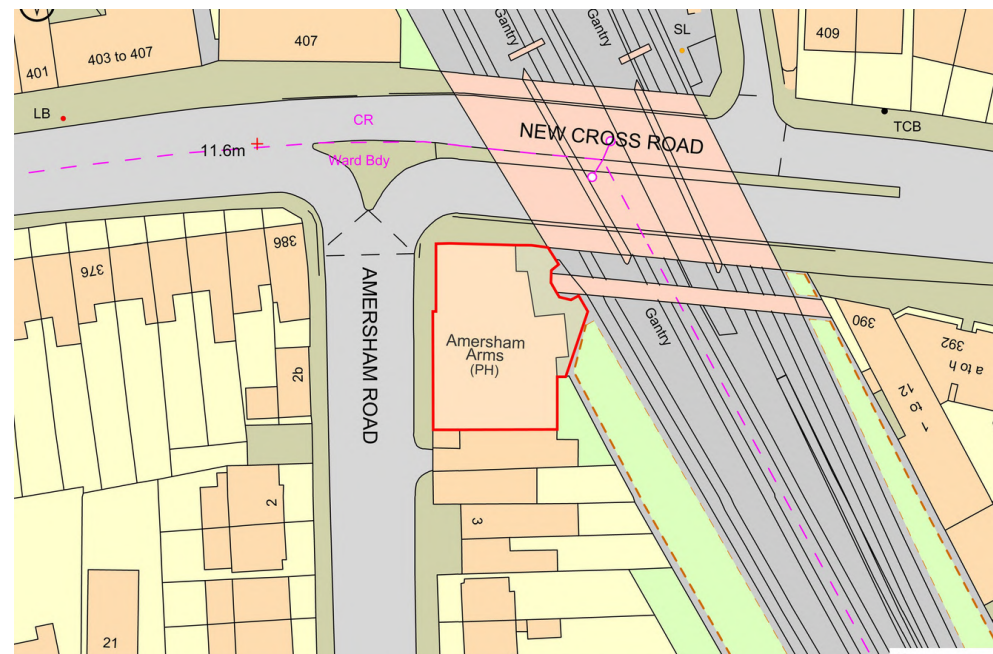
BIRDS EYE VIEW



DRONE VIDEO



VIRTUAL TOUR



ACCOMMODATION

Ground Floor

The ground floor comprises two separate trading areas with a traditional bar area to the front that provides seating on loose tables, chairs and bench seating for 37 customers. To the rear is a live music/club venue with a stage and seating for 47 customers alongside. Ancillary areas comprises two sets of customer WC's.

Basement

The basement comprises the cellar and stores.

First Floor

The first floor comprises a large kitchen, office and bedroom space which is unused as well as a function room which provides fire exit access and is mainly used as a storage room.

Second Floor

The second floor is a 3 bedroom accommodation with a kitchen, bathroom with a shower and seperate WC.

Externally

There is an enclosed beer garden to the rear with seating for 80 customers.



PREMISES LICENSE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times:

- Monday to Tuesday: 10am - 12am
- Wednesday: 10am - 2am
- Thursday to Saturday: 10am - 3am
- Sunday: 10am - 2am

TENURE

New free of tie lease of our clients freehold interest (Title Numbers LN237985 and TGL476617).

PLANNING

The property is not a listed building and is not situated within a conservation area.

TERMS

The property is available by way of a new free of tie lease on terms to be agreed at a guide rent of £120,000 per annum.

RATEABLE VALUE

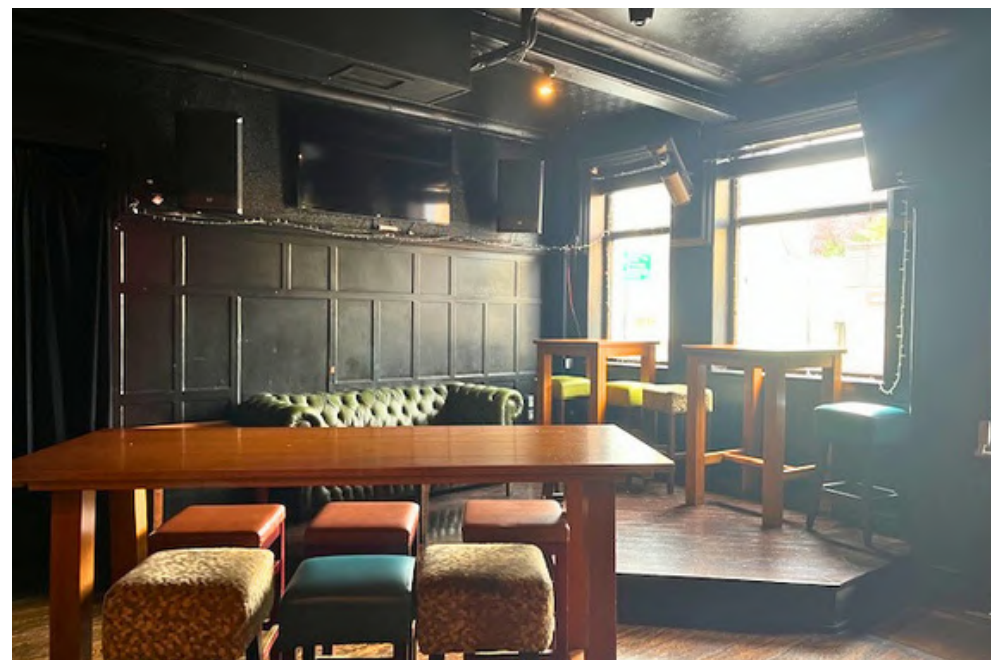
£89,000.

EPC

E - 108.

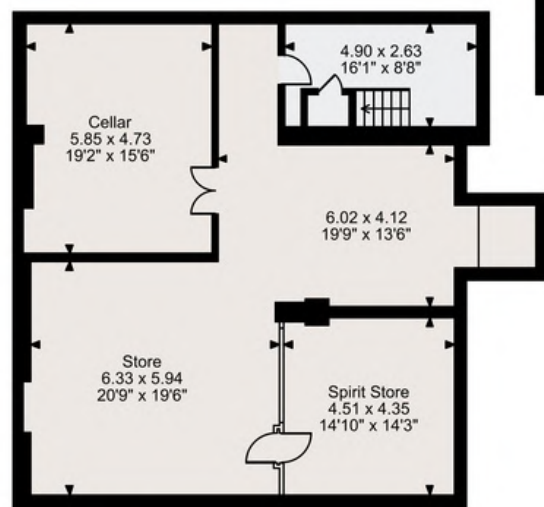
FIXTURE & FITTINGS

The fixtures and fittings may be available by way of separate negotiation.

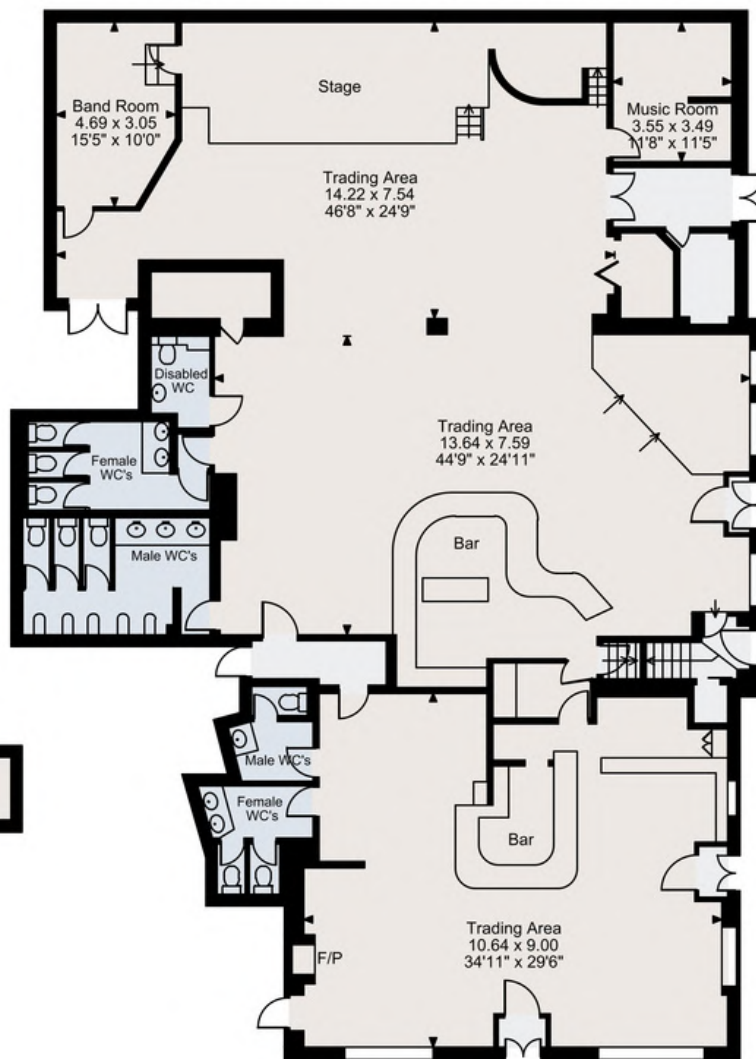


388, New Cross Road, SE14

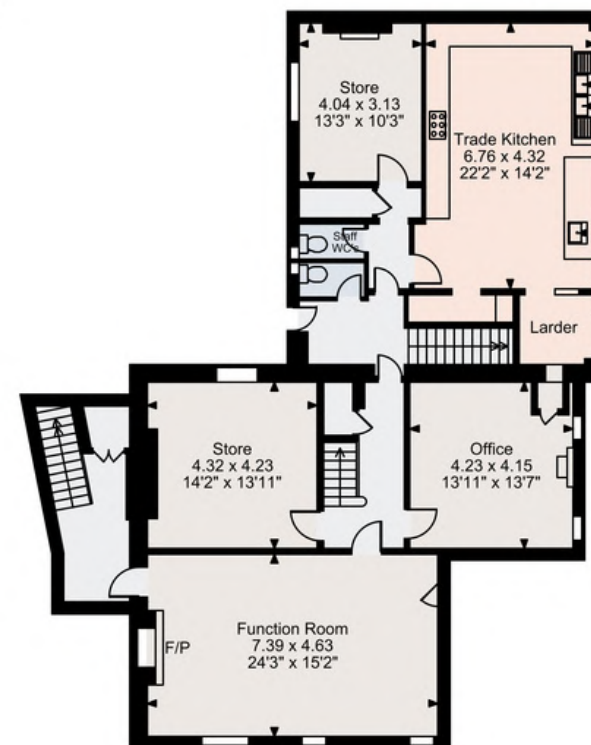
Basement gross internal area = 1,451 sq ft / 135 sq m
 Ground Floor gross internal area = 4,251 sq ft / 395 sq m
 First Floor gross internal area = 1,732 sq ft / 161 sq m
 Second Floor gross internal area = 1,055 sq ft / 98 sq m
 Total gross internal area = 8,489 sq ft / 789 sq m



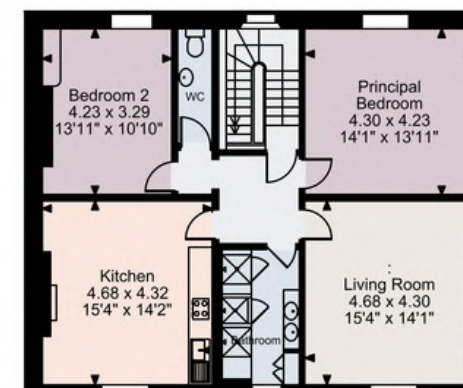
Basement



Ground Floor



First Floor



Second 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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MONEY LAUNDERING

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

VIEWINGS

All viewings must be made by prior appointment via the sole agents Savills as the business is now closed.

CONTACT

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IMPORTANT NOTICE

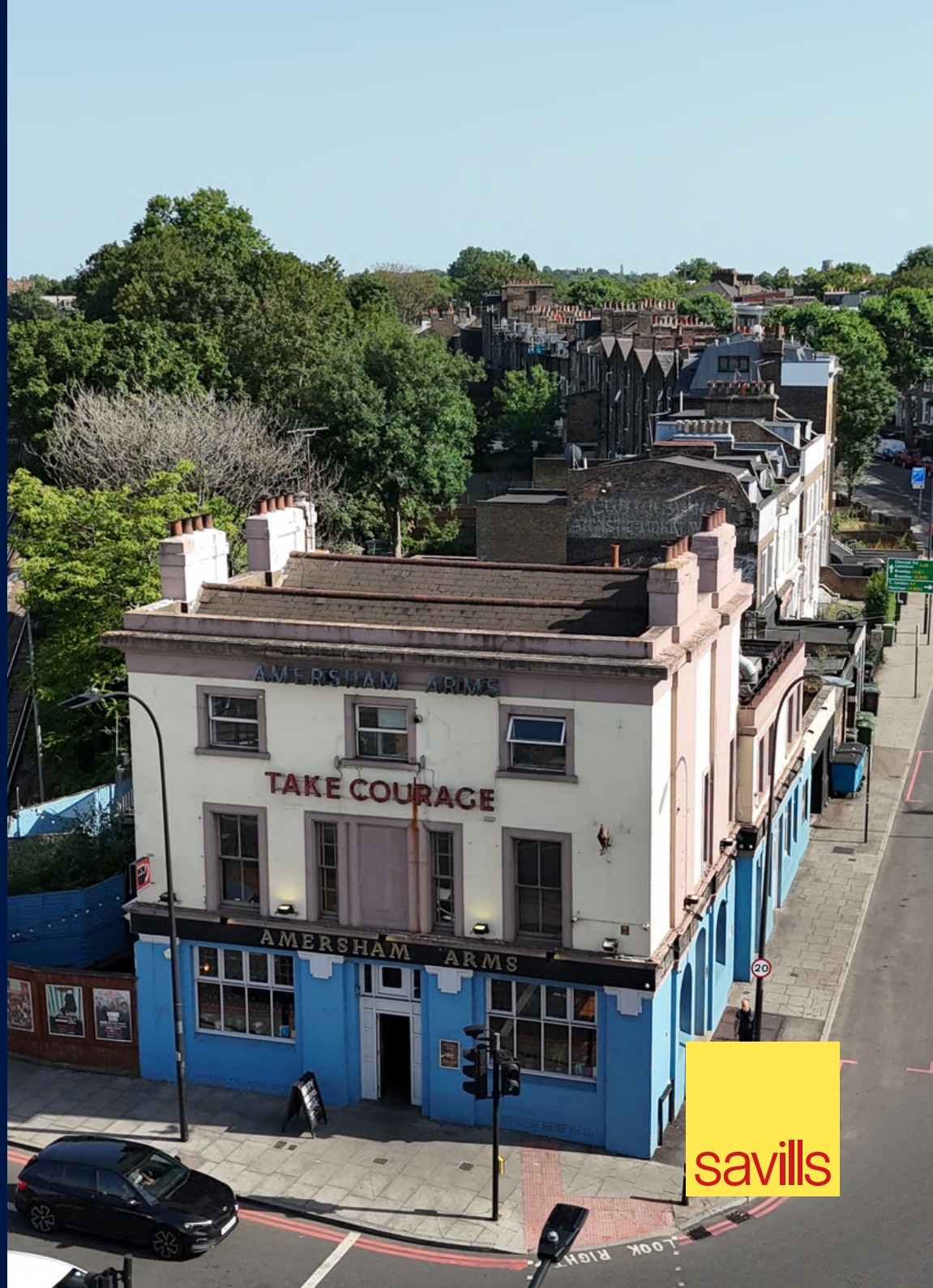
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