



Winnicott, 94 Bermondsey Wall East, London SE16 4TY

Summary

- Free of Tie
- Large residential catchment
- Ground Floor and Basement Lock Up
- Rental Offers Invited

LEASEHOLD: New Lease Available



Viewing is strictly by prior appointment with sole agent
Davis Coffe Lyons:

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Associate Director
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Location

The property is located in Bermondsey in the London Borough of Southwark. It is situated on Bermondsey Wall E, a road off of Bevington Street and Farncombe Street, overlooking the River Thames. The property is 0.3 miles north of Bermondsey station and Rotherhithe Station 0.6 miles east of the property. The surrounding occupiers are almost exclusively formed of residential dwellings.

[Google Street View](#)

Property

The property is a three storey building of brick construction under a pitched tiled roof.

The ground floor comprises of a central bar servery for approximately 50 covers. Ancillary accommodation at this level is in the form of male and female WC's and a pizza oven kitchen. To the rear of this trade area is a small yard area.

To the basement is in the form of a beer cellar and stores.

Licensing

There is a premises licence in place that permits various activities including the sale of alcohol

Monday	to	11.00 to 00.00
Thursday		
Friday and Saturday		13.00 to 01.00
Sunday		12.00 to 23.30

Planning

The premises benefit from Use Class A4 (Bar/Public House).

Tenure

It is our client's intention to create a new FRI free of tie lease on standard commercial terms.

Rent

£30,000 per annum.

Fixtures and Fittings

We understand that all fixtures and fittings owned outright by our client will be included as part of the sale price.

Rateable Value

The current rateable value is £10,800.

EPC

An EPC will be provided upon request.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents, Davis Coffe Lyons.

