DAVIS COFFER LYONS

FREEHOLD PUBLIC HOUSE FOR SALE
MOTTINGHAM, SE9

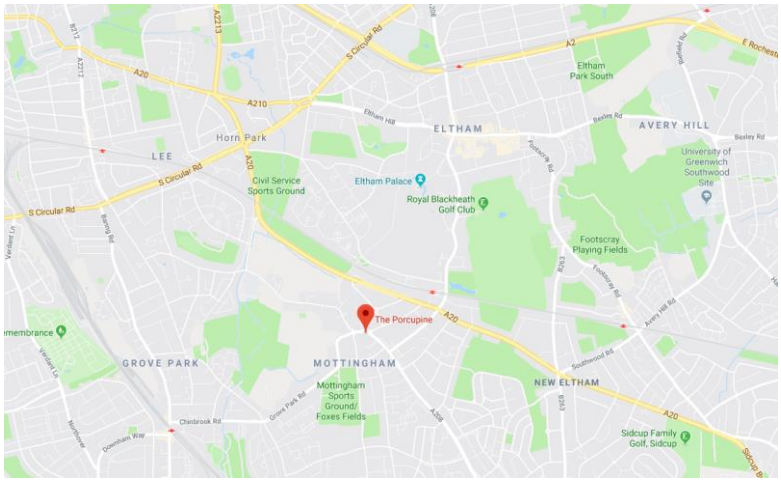
The Porcupine, 24 Mottingham Road, Mottingham, London, SE9 4QW

Summary

- Substantial Premises
- Town Centre Location
- Ground Floor Public Bar and Restaurant
- Large Beer Garden To The Rear

FREEHOLD : OFFERS INVITED

LEASEHOLD: OFFERS INVITED



Viewing is strictly by prior appointment with sole agents Davis Coffer Lyons: dcl.co.uk

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Location

The Porcupine is located on the B226 Mottingham Road opposite its junction with West Park in the Mottingham suburb of south east London which is located approximately 10 miles south east of Central London.

Lee and Eltham are located to the north with Chislehurst and Bromley to the south. The remainder of the surrounding area is predominantly made up of neighbourhood retail uses and residential property.

Google Street View

Property

A detached property of brick construction with part painted and rendered elevations under a pitched tiled roof.

To the front the property there is a small car park capable of accommodating approximately 14 vehicles. To the rear there is a large beer garden with children's play area.

Internally the property has a public bar and restaurant area at ground floor along with customer WC's and catering kitchen.

The first floor is laid out to provide living room, kitchen/diner, four bedrooms, bathroom and two WC's. Cellar and stores are provided at basement level.

Trading Information

The property is not currently trading and has been vacant since 2013.

Tenure

Freehold. The property will be sold with vacant possession.

A new lease is available for a term of 25 years with 5 yearly rent reviews.

Rental offers invited.

Price

Offers invited for the freehold interest.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £55,000 from 1 April 2017.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

The price may be subject to VAT provisions. Possession will be available upon completion of legal formalities

THE COFFER GROUP

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