



The Crooked Well, 16 Grove Lane, Camberwell, London, SE5 8SY

Summary

- Character 2-storey Victorian corner property
- Spacious neighbourhood gastro pub in the centre of Camberwell
- Well-presented ground floor trade areas seating up to 80
- First floor function room
- Well established business
- Turnover in the last year of circa £1million



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

Leasehold offers in excess of £200,000
Freehold potentially available

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Location

The Crooked Well is located on the corner of Grove Lane and Kerfield Crescent in a mainly residential location and is just a short walk to the main commercial centre of Camberwell.

Camberwell and nearby Denmark Hill are vibrant areas of south east London and home to the University of the Arts London and Kings College Hospital Trust.

The area is populated with students, young professionals and affluent young families and is well connected by a comprehensive bus network thereby giving easy access to tube and mainline railway stations.

[Google Street View](#)

The Property

The Crooked Well is an attractive character 2-storey Victorian corner property located within a residential neighbourhood.

Internally, the open plan ground floor trade areas comprise of a public bar with part stripped wooden flooring seating in the region of 40 which leads through to an additional dining area which again has stripped wooden flooring and seats a further 40. Ancillary areas include customer WC's, a basement with a beer cellar and commercial kitchen on the first floor.

On the first floor there is a function room which can accommodate up to 60 people standing or 45 seating and has it's own private bar.

An inspection of the property is highly recommended to fully appreciate it. For further information please browse through the business website www.thecrookedwell.com



Business

The Crooked Well trades as a traditional pub and restaurant with an extensive menu served lunchtimes and evenings and a large range of beers, wines and cocktails all of which is set within a friendly and informal atmosphere.

The pubs also hosts numerous parties and functions on the first floor as well as weddings.

The pub has good all week trade and is particularly popular at the weekends. The business's reputation has been built steadily over the years and a new owner will immediately benefit from the pub's steady stream of clientele.

In our opinion, due to its size and location, this property will be of interest to both public house and restaurant operators.

Trading Information

Trading information will be made available to seriously interested parties following a formal inspection of the property.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £91,600 with effect from 1st April 2017.

Tenure

Leasehold - £200,000 to include the trade fixtures and fittings. The property is held on a full repairing and insuring free of tie lease for a term of 20 years from January 2006. The lease is inside the 1954 Landlord and Tenant Act.

The current rent is £80,000 per annum and is subject to 5 yearly rent reviews.

Alternatively, the freehold may be available.

Legal Costs and Confidentiality

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

All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.