



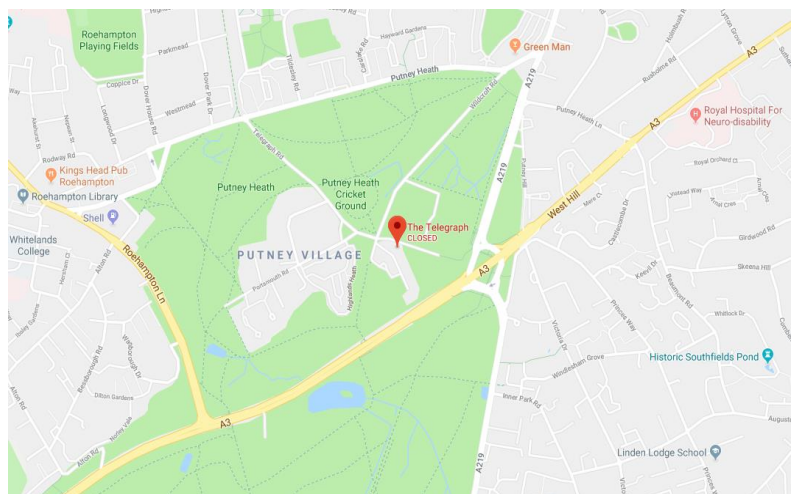
The Telegraph Public House, Telegraph Road, Putney Heath, London, SW15 3TU

Summary

- Substantial public house available freehold or new free of tie lease
- Approximately 7,800 sq ft over ground and first floors
- Owners/staff accommodation on ground and first floors
- Large beer garden to the front
- Potential for residential development (subject to the usual necessary consents)

**Leasehold: Nil Premium and Guide Rent
£200,000 per annum**

Alternatively, Freehold £5million



Viewing is strictly by prior appointment with sole agents
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Location

The Telegraph public house is located at the end of Telegraph road with views towards Roehampton cricket club to the front. Next to the pub is a footpath which is popular with dog walkers and cyclists.

Putney is an affluent suburb of south west London with good public transport including East Putney underground station and Putney mainline railway station.

[Google Street View](#)

The Property

The Telegraph is a substantial property arranged over basement, ground and first floors with ancillary and self-contained residential accommodation on part ground and part first floors.

The property also benefits from having a large beer garden to the front.

Basement	Not measured
Ground Floor	3,916 sq ft
First Floor	3,886 sq ft
Total	7,802 sq ft

Tenure

Freehold - £5million.

Alternatively, leasehold – Our client is willing to grant a new 25 year FRI free of tie lease on standard commercial terms.

The guide rent is £200,000 per annum and will be subject to 5 yearly upward only rent reviews.

Business

The Telegraph is currently closed for trading, however, it has traded well in the past in the style of a country pub in south west London.

In our opinion, the property could be suitable for residential development, subject to obtaining the usual necessary consents.

Trading Information

The pub is not currently trading and historic accounts are unavailable.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £106,000 with effect from 1st April 2017.

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.



**DAVIS
COFFER
LYONS**

**SUBSTANTIAL FREEHOLD PUBLIC HOUSE FOR SALE
CIRCA 7,800 SQ FT
PUTNEY HEATH, LONDON SW15**



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