

BEAR

296a Camberwell New Road, Camberwell, London SE5 ORP



Key Highlights

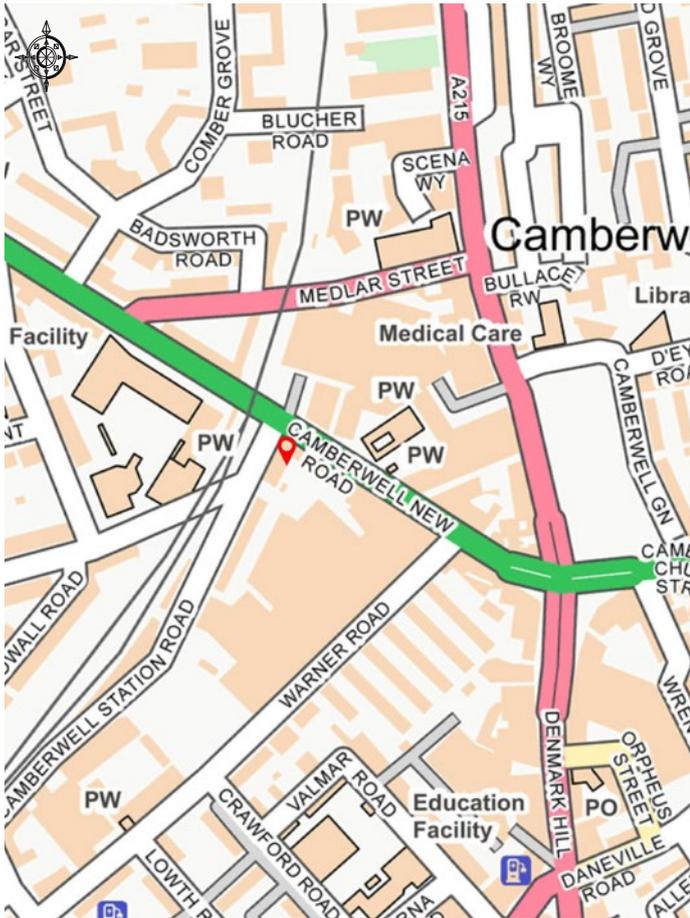
- Public House in close proximity to Camberwell town centre
- Ground and basement lock up unit
- Developer's shell condition - enhanced specification available by negotiation
- Rental offers invited
- New free of tie lease
- Incentives may be available for fit out
- 2,960 GIA over ground and basement

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Location

The subject property is situated in Camberwell, a district within the London Borough of Southwark.

The property is located approximately 1.4 miles (2.3 kilometres) south east of Kennington, 1.6 miles (2.6 kilometres) north east of Brixton and 2.5 miles (4.0 kilometres) south west of Bermondsey. Access to the London Overground is available nearby, with Loughborough Junction and Denmark Hill stations located 0.9 miles (1.4 kilometres) and 0.7 miles (1.1 kilometres) to the south respectively. Oval Underground tube station is located approximately 0.9 (1.4 kilometres) miles to the north east and provides access via the Northern Line.

The Bear occupies a prominent corner position on the junction of Camberwell Station Road and the busy A202 Peckham Road, which connects the area with Kennington to the west and Peckham to the east. Surrounding occupiers are mainly residential. Camberwell town centre and Camberwell Green are located approximately 160 metres to the east which offers a variety of national and independent operators including Morrisons, Co-op, Nandos and Pizza Hut.

Description

The demise occupies the ground and basement of a three storey (above basement) corner building of brick elevations under a pitched tile roof. The ground floor consists of a large open plan trading area with a central curved bar servery, and a smaller trading room to the rear with two ancillary rooms. The basement is accessed to the rear of the bar servery providing four ancillary rooms with cellar drop to pavement level at the front of the property.

The first, second and third floors are not part of the proposed demise and are separate from the public house.

Floor Measurements

FLOOR	SQ M	SQ FT
Basement	161	1,735
Ground	114	1,225

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Tenure

Rental offers are invited for a new full repairing and insuring free of tie lease subject to annual RPI increases for the ground and basement demise.

Planning

The property is administered by the London Borough of Southwark. We understand the property currently benefits from Sui Generis use and is not a listed building, nor is it situated in a conservation area.

Licensing

The property has a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Thursday	11:00	-	00:00
Friday to Saturday	11:00	-	02:00
Sunday	12:00	-	00:00

The Business

The property is currently closed and no trading information is warranted or sold.

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £20,700.

Fixtures & Fittings

There are no fixtures or fittings.

Energy Performance Certificate

An EPC rating of 88 (D) has been calculated.

Viewing

For a formal viewing, by appointment of Savills.

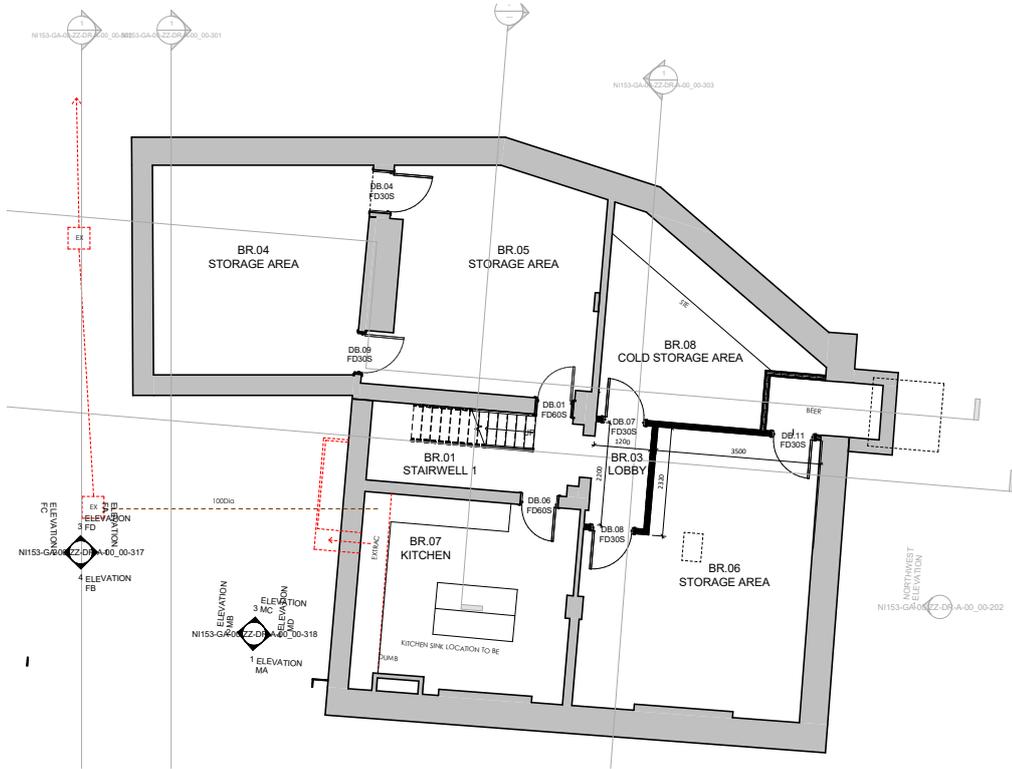
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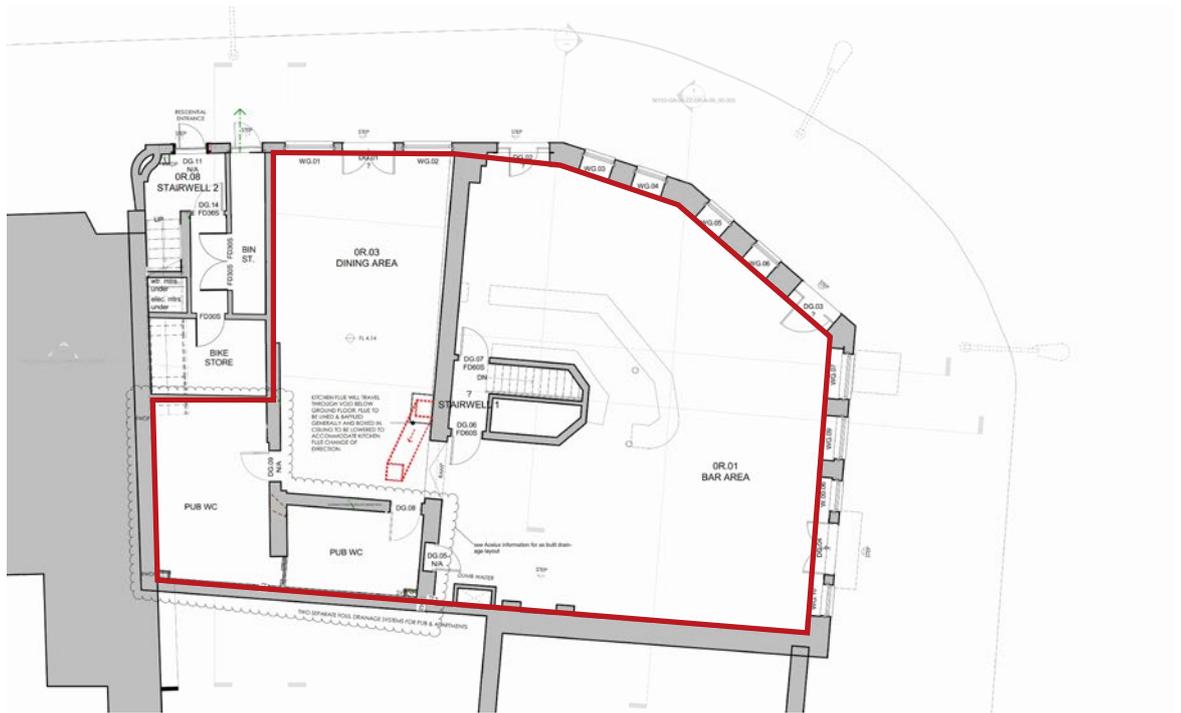
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BASEMENT



GROUND FLOOR



This is a suggested layout. Please note the property will be handed over in shell condition ready for fit out and the landlord will not be installing customer WCs.

Contact

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