

**TO LET** GROUND & BASEMENT PUBLIC HOUSE

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# HOLLYDALE TAVERN

115 Hollydale Road, Peckham, London SE15 2TF



## Key Highlights

- Public House in close proximity to Peckham town centre
- Ground and basement lock up unit with external trading area
- Shell condition
- Rental offers invited
- New free of tie lease
- Capital incentives available subject to business plan
- 2,669 sq ft GIA over ground and basement

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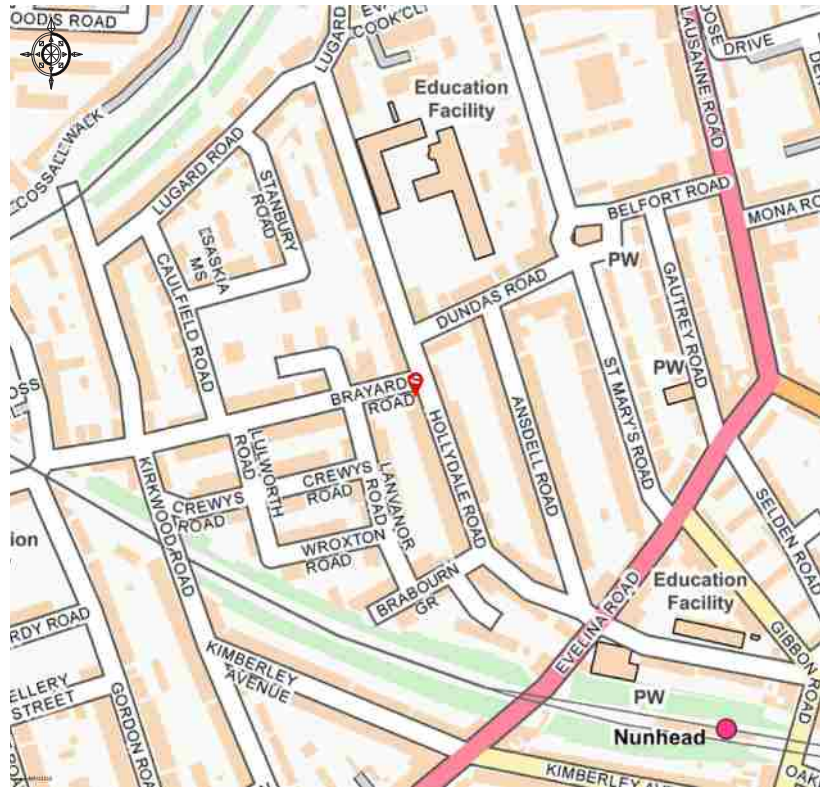
The Savills logo consists of the word 'savills' in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

## Location

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

The property is located approximately 1.3 miles (2.1 kilometres) west of Brockley, 0.4 miles (0.6 kilometres) north of Nunhead and 1.4 miles (2.3 kilometres) south of South Bermondsey. Access to the London Overground is available nearby, with Nunhead, Peckham Rye and Queens Road Peckham stations 0.3 miles (0.5 kilometres) to the south, 1.2 miles (1.9 kilometres) to the east and 0.9 miles (1.4 kilometres) to the north respectively. Brixton Underground station is located approximately 3.4 miles (5.5 kilometres) to the south west and provides access via the Victoria Line.

The Hollydale Tavern occupies a prominent corner position at the junction of Brayards Road and Hollydale Road, the latter which acts as a thoroughfare between the A2214 to the south and the A202 Queens Road to the north. The surrounding area is primarily residential housing. Peckham town centre nearby offers a broader range of operators including McDonalds, The Gym, KFC, Primark, Morrisons and Costa Coffee.



## Description

The demise comprises the ground and basement of a three storey (above basement) corner building of brick elevations under a pitched roof. The ground floor comprises an open plan trading area benefitting from high ceilings and a central bar servery, with smaller trade and ancillary areas to the rear which provide direct access to the rear walled trade garden. The basement provides a number of storage rooms with cellar drop to pavement level to the front of the property. The first and second floors are not part of the proposed demise and are separate from the public house.



## Floor Measurements

FLOOR	SQ M	SQ FT
Basement	102	1,098
Ground	146	1,571
External Trade Area	60	646

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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 to be consumed on the premises under the following hours:

Monday to Saturday	10:00 – 23:00
Sunday	12:00 – 22:30

### 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 £18,300.

### Fixtures & Fittings

There are no fixtures or fittings.

### Energy Performance Certificate

An EPC is in the course of preparation.

### Viewing

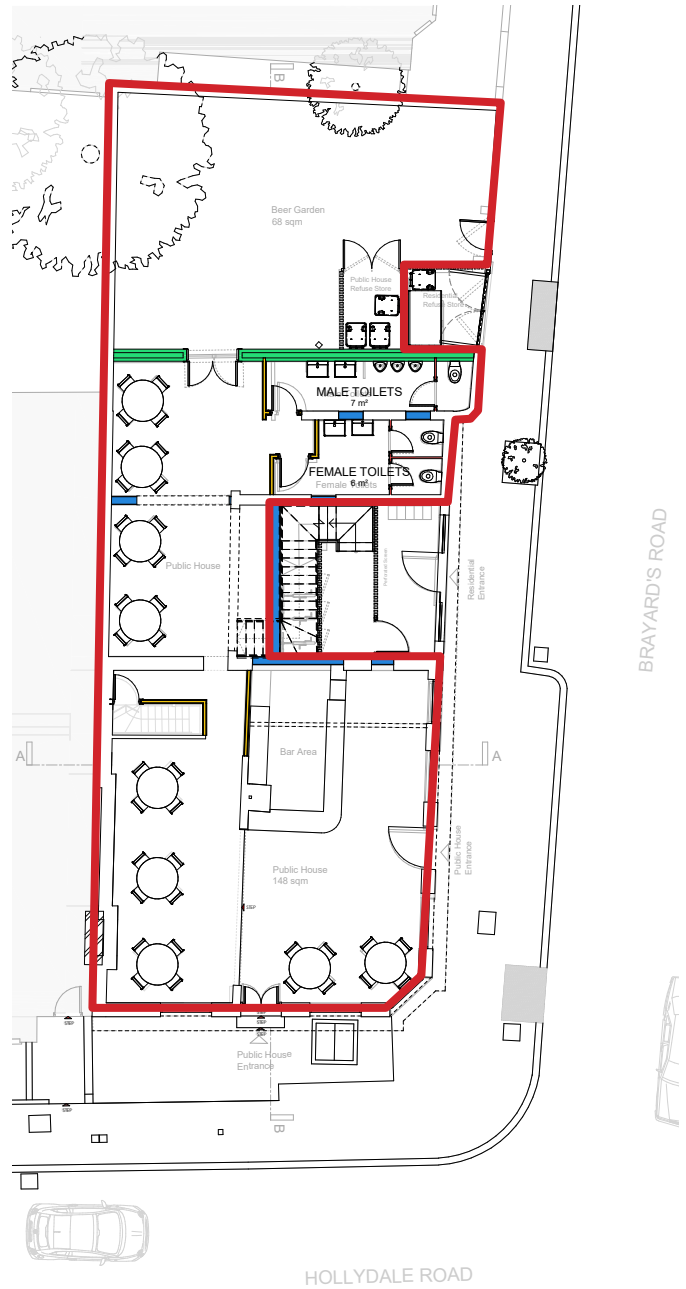
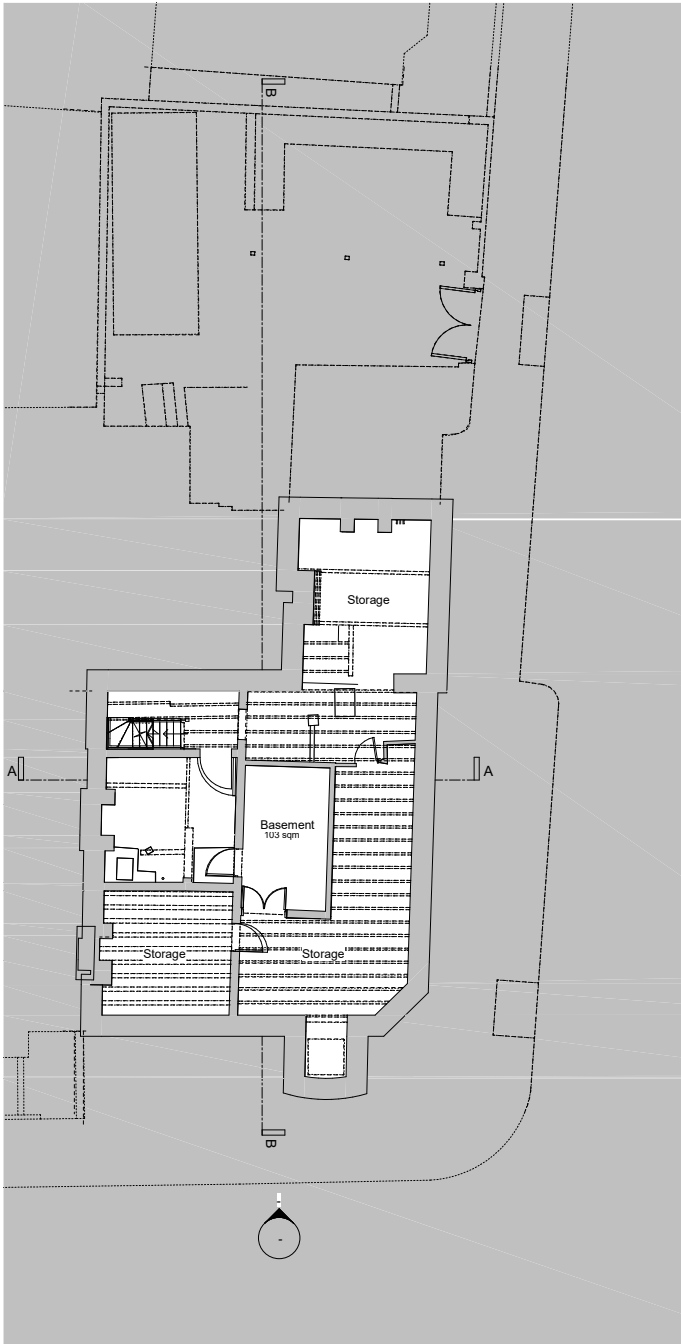
For a formal viewing, by appointment of Savills.

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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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