



WHOLE PUB TO LET IN GREENWICH

**THE DUKE OF GREENWICH,
91 COLOMB STREET, GREENWICH,
LONDON SE10 9EZ**



Location:

The premises occupies a prominent corner position on Colomb Street in the centre of Greenwich. The pub is situated in the heart of a busy residential area.

Maze Hill train station (National Rail) is situated a short walk away.

Accommodation:

The premises is arranged over Ground, Basement, First floor and Garden.

The Ground Floor consists of the main bar area with seating, 2 large function rooms and a kitchen, alongside a pub garden to the rear.

The premises also benefits from a 1 bed flat at first floor level alongside a management office.

The approximate gross internal areas are as follows:

Ground Floor: 2,035 sq. ft. (189.07 m²)

Basement Cellar: 883 sq. ft. (82.03 m²)

First Floor Office: 134 sq. ft. (12.45 m²)

Garden: 1,451 sq. ft. (134.83 m²)

***1 Bed Flat also included at First Floor.**

Use:

The retail premises benefit from Sui Generis planning consent. Alternative uses may be considered subject to planning.

Rent:

Offers in excess of £80,000 per annum exclusive.

Lease:

The premises are available on a new free of tie lease for a term to be negotiated.

Premises Licence:

The property benefits from a premises license which allows alcohol to be served until 00:00 from Monday to Thursday, Friday and Saturday until 01:00 and until 22:30 on Sunday.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

