



PUB/BAR TO LET IN BRIXTON / STOCKWELL

**144 STOCKWELL ROAD,
STOCKWELL, LONDON, SW9 9TQ**

Location:

The Grade II listed, formerly known as 'The New Queens Head' Pub is located on the busy Stockwell Road, linking Brixton and Stockwell. Brixton Underground Station (Victoria Line Services) and Brixton Station (National Rail Services) are located close to the subject property.

Nearby venues include: O2 Academy Brixton, Electric Brixton, Brixton Village and The Ritzy Cinema.

Accommodation:

The unit is arranged over the Ground Floor, Rear Garden and Basement and has the following approximate net internal areas:

Ground Floor:	1,015 sq. ft. (94.3 m²)
Rear Garden:	585 sq. ft. (54.35m²)
Basement:	555 sq. ft. (51.56 m²)

Lease:

The premises are available by way of a new lease for a term to be agreed.

Use:

The premises benefit from Sui Generis planning consent. Alternative uses may be considered STPP.



Rent:

£35,000 per annum exclusive

Premises Licence:

There is **currently no premises licence active** on the site, however the **previous trading hours** were:

Sunday to Wednesday:	12:00 – 11:00
Thursdays:	12:00 – 11:59
Friday & Saturday:	12:00 – 01:00

Rates:

The current rateable value is £24,250 with effect from 1st April 2026 ([VOA Link](#)).

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:

