

# Lot 23

£75,000 per annum  
exclusive

## Nag's Head, 242 Camberwell Road, Camberwell, London SE5 0DP

Freehold Public House Investment





## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Public House	116 sq m	(1,252 sq ft)	INDIVIDUAL	20 years from	£75,000	02/05/2022,
First	3 Bedroom Flat	89 sq m	(954 sq ft)		02/05/2017 until		02/05/2027,
Basement	Storage	89 sq m	(961 sq ft)		1/05/2037 on a full		02/05/2032
					repairing and		(1)
					insuring lease		
<b>Totals</b>		<b>294 sq m</b>	<b>(3,167 sq ft)</b>			<b>£75,000</b>	

(1) The rent is subject to 5 yearly upward only rent reviews to open market rental value.

### Planning

We understand that the property is not Listed and is not within a Conservation Area, but the ground floor and basement are registered as an Asset of Community Value. The property may be suitable for future residential redevelopment of the upper parts.

Planning permission (ref 15/AP/4839) was granted in April 2016 to infill the ground floor rear with retention of A4 use. In addition, the permission allowed for the change of use of the ancillary first floor accommodation to C3 residential with the extension of the mansard roof to allow for an additional second floor to be installed.

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### Key Details

- Entirely let until 2037
- Public house and three bedroom flat
- Planning consent granted to add an infill additional floor for self-contained residential use
- Rent subject to 5 yearly upward only open market reviews
- Approximately 3 miles south of Central London

### Location

**Miles:** 1 mile south-east of Oval cricket ground  
2.5 miles south-east of Westminster  
3 miles south of Central London

**Roads:** Camberwell Road (A215)  
Camberwell New Road (A202)  
South Circular Road (A205)  
A23

**Rail:** Denmark Hill Overground Station  
(Approx 9 mins to London Victoria)  
Oval Underground Station (Northern)

**Air:** London Heathrow Airport  
London City Airport  
London Gatwick Airport

### Situation

The property is prominently situated on the west side of the busy Camberwell Road (A215), in the popular South East London suburb of Camberwell. The property benefits from being approximately 900 metres to the major King's College Hospital and some 2.5 miles south-east of Westminster. The immediate surrounding area benefits from substantial new private residential development (See: [www.wingofcamberwell.co.uk](http://www.wingofcamberwell.co.uk)).

### Description

The property comprises a public house on the ground floor with ancillary accommodation in the basement. The first floor comprises a three bedroom residential flat.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

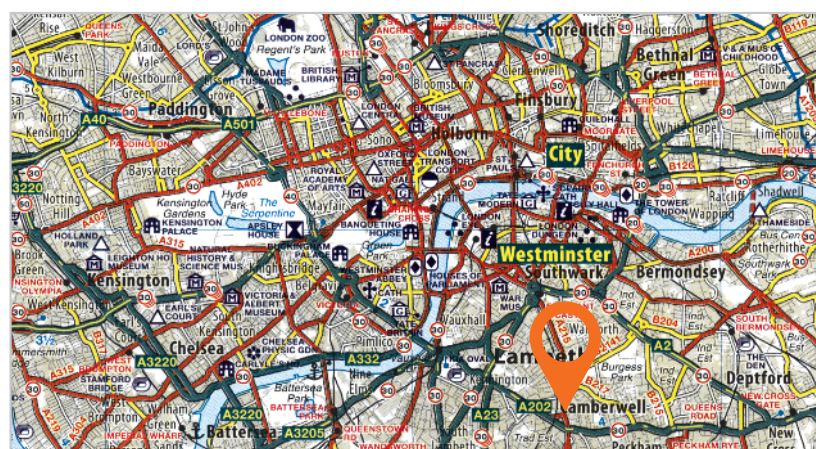
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