

# CAPITOL

11-21 LONDON ROAD · FOREST HILL · LONDON · SE23 3TW

## LEASEHOLD

CONVERTED 1920'S CINEMA TRADING  
AS A PUBLIC HOUSE AVAILABLE FOR SALE  
ON BEHALF OF JD WETHERSPOON





# CAPITOL

11-21 LONDON ROAD · FOREST HILL · LONDON · SE23 3TW

- **Leasehold**
- **Densely populated South East London suburb**
- **Occupies a prominent position adjacent to Forest Hill station fronting the busy London Road**
- **Large external beer terrace to the side and rear**
- **Former Capitol cinema - Grade II listed building**
- **Current rent £108,750 per annum**
- **GIA - 1,312 Sq M (14,123 Sq Ft)**
- **[Google Street View Link](#)**

## LOCATION

Forest Hill is approximately 8.0 miles south of central London and forms part of the London Borough of Lewisham in South East London on the South Circular Road. Forest Hill train station is served by frequent services to Central London. Forest Hill is also served by several bus routes.

The Capitol occupies a prominent and highly visible position on the London Road with Forest Hill train station approximately 400 feet east of the property. The surrounding area is a mix of commercial and residential properties, with nearby occupiers including Sainsbury's, Costa Coffee, Energie Fitness and Boots Pharmacy.

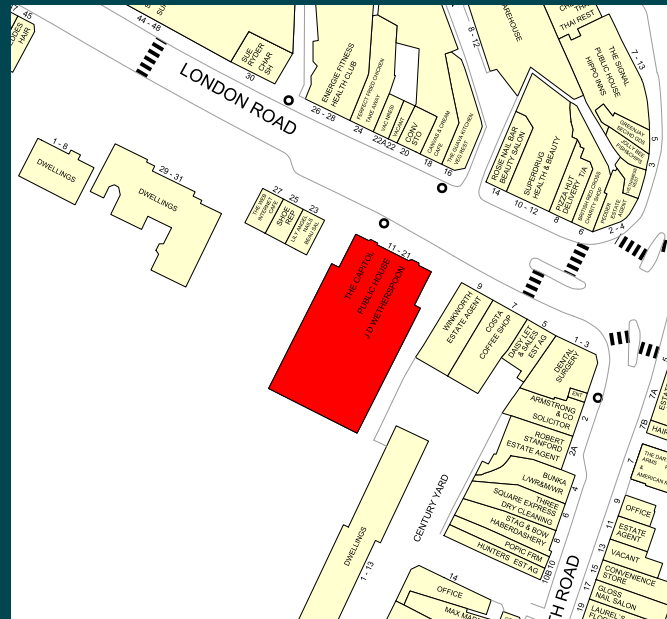
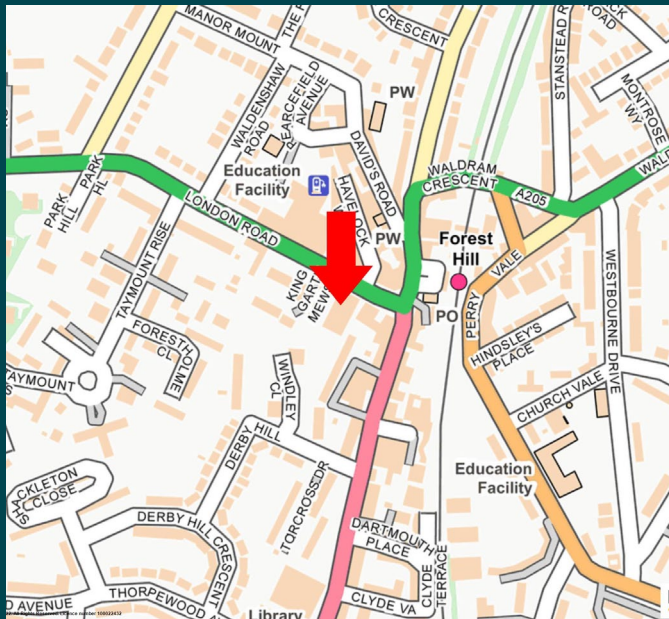
## DESCRIPTION & ACCOMMODATION

The Capitol comprises a three storey detached building under a multi pitched roof. To the rear and side elevations there are beer terraces offering seating for approximately 180 further customers.

Ground Floor: Split level trading accommodation with bar servery to the rear and seating provided over loose tables and chairs. The beer cellar and stores, customer WC's and a trade kitchen are also provided at this level.

Basement: A basement is provided at the property however is not utilised.

First Floor: Former cinema circle, managers office, staff room and stores.





# CAPITOL

11-21 LONDON ROAD · FOREST HILL · LONDON · SE23 3TW



## APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	811.0	8,730
Basement	Disused	Not measured	Not measured
First	Ancillary	194.0	2,088
Second	Disused	307.0	3,305
<b>Total</b>		<b>1312.0</b>	<b>14,123</b>

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

## TENURE

Held on a lease expiring 28th September 2025 at a current rent of £108,750 per annum.

## RATEABLE VALUE & EPC

2017 Rateable Value - £107,000  
G-284.

## PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.



# CAPITOL

11-21 LONDON ROAD · FOREST HILL · LONDON · SE23 3TW

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients leasehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

[jdwdisposals.co.uk](http://jdwdisposals.co.uk)



# CBRE

## Toby Hall

T: 020 7182 2259  
M: 07785 253055  
[toby.hall@cbre.com](mailto:toby.hall@cbre.com)

## James Brindley

T: 020 7182 2651  
M: 07827 356616  
[james.brindley@cbre.com](mailto:james.brindley@cbre.com)



## Stuart Stares

T: 020 7299 3088  
M: 07807 999841  
[sstares@savills.com](mailto:sstares@savills.com)

## Paul Breen

T: 020 7877 4555  
M: 07767 873353  
[pbreen@savills.com](mailto:pbreen@savills.com)

**DISCLAIMER:** September 2022

CBRE Limited and Savills on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited or Savills plc has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT