

BARREL & HORN

204-206 HIGH STREET, BROMLEY, KENT, BR1 1PW

VACANT PUBLIC HOUSE IN BROMLEY AVAILABLE TO LET

BARREL & HORN

204-206

KITCHEN COCKTAILS

POOL TABLE LIVE MUSIC

CRAFT BEERS

17 TAPS

savills



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BARREL & BOWL

KITCHEN COCKTAILS

POOL TABLE LIVE MUSIC

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17 TAPS

204-206

THE DINER INN

DIME HOUSEWARE

BUS STOP

HIGHLIGHTS INCLUDE:

- Prominent fitted high street bar unit to let
- Busy high location in the heart of Bromley leisure circuit.
- Within walking distance of Bromley South and Bromley North railway stations.
- The property is arranged over three levels and extends to approximately 6,235 sq. ft (579 sq. m).
- A new free-of-lease is available for a term to be negotiated on an offers-invited basis.

LOCATION

The property is located in Bromley, a well-established suburb in south-east London, approximately 10.5 miles from Central London. It sits between the suburbs of Beckenham to the west and Chislehurst to the east, forming part of a strong residential catchment with an established town centre.

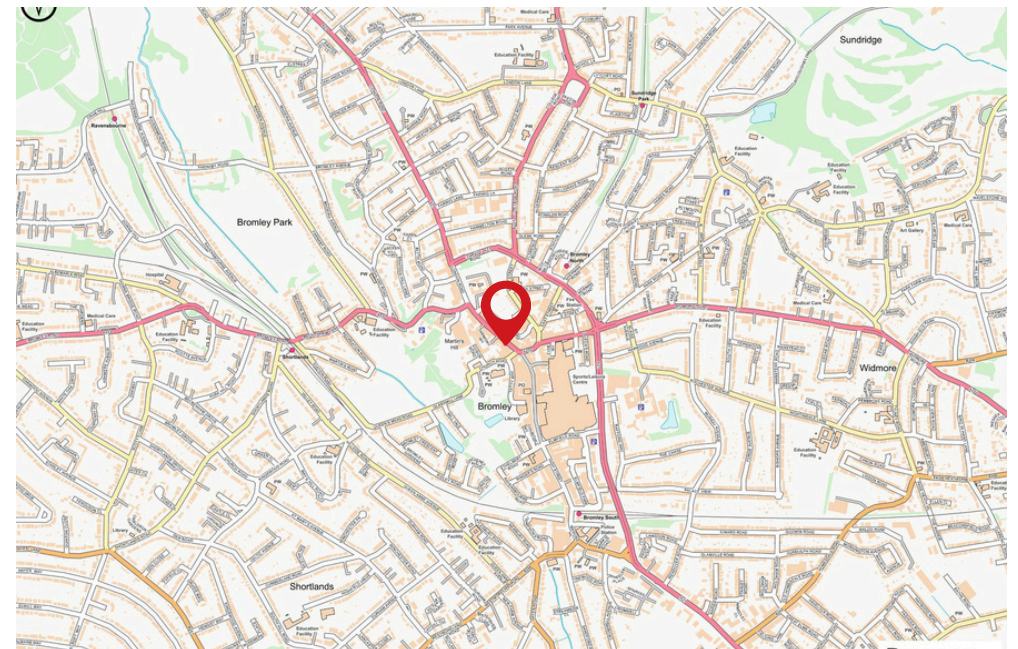
The property occupies a prominent position on Bromley High Street, just north of the pedestrianised core. Bromley High Street is the main thoroughfare through the town, connecting Bromley South Railway Station to London Road, part of the A21, to the north. The surrounding area includes a wide mix of retail, leisure and commercial operators, benefiting from high footfall and excellent public transport links provided by both Bromley South and Bromley North railway stations and numerous local bus routes.

DESCRIPTION

The public house is arranged over three levels, consisting of a basement, ground floor and first floor, within a four storey brick-built building. The main entrance is positioned centrally on the front elevation, and there is an additional entrance that provides access directly to the first floor located to the right-hand side of the façade.

LINKS

GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor The ground floor comprises an open-plan public house arranged around a bar servery positioned along the right-hand side. The space accommodates approximately 85 covers through a mixture of tables and sofa seating, with a dedicated games area also located to the right. WCs are situated behind this area, together with the exit leading to the external trade space. The commercial kitchen is positioned at the rear of the ground floor.

First Floor The first floor provides a office and manager's accommodation comprising two bedrooms, a kitchen, lounge and bathroom.

Basement The basement comprises a series of inter-connecting rooms. It includes a cellar together with additional storage rooms.

Externally Externally, the property benefits from a trade patio to the rear providing approximately 22 covers.

FLOOR AREAS

The property has the following approximate gross internal areas.

Floor	Description	Sq Ft	Sq M
Basement	Ancillary	2,016	187
Ground	Trading	3,248	302
First	Flat	971	90
Total		6,235	579



LICENSING

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol on the following times:

Licensable Hours:

- Monday & Thursday – 08:00-11:30
- Friday & Saturday – 08:00 -01:00
- Sunday – 08:00-11:30

RATEABLE VALUE

2023 Rateable Value - £79,200

2026 Rateable Value - £68,500

EPC

D - 81

PLANNING

The subject properties are not listed but is in the Bromley Town Centre Conservation Area.

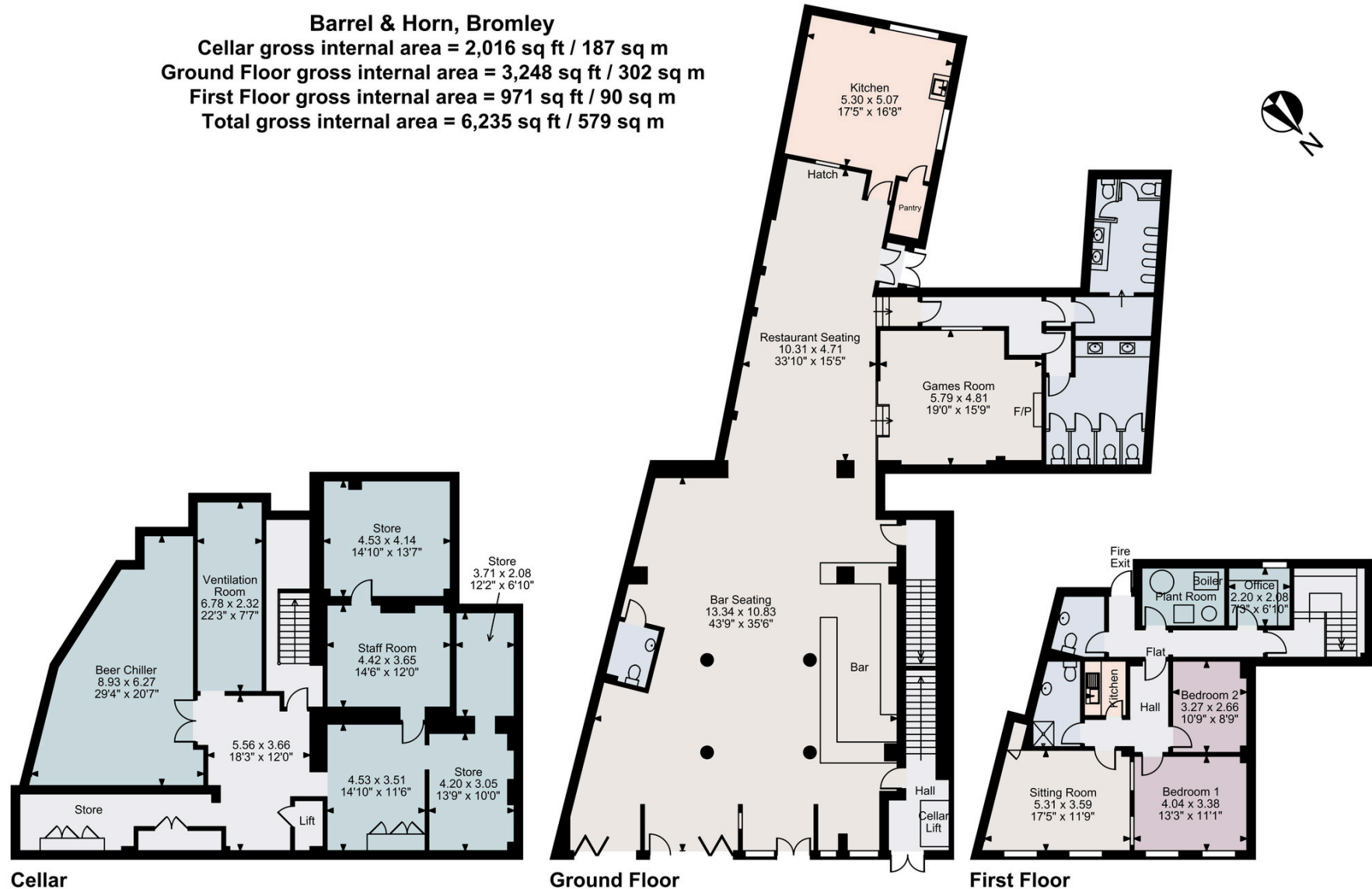
FIXTURE & FITTINGS

The property will be let as seen without the loose fixtures and fittings



FLOORPLAN

Barrel & Horn, Bromley
Cellar gross internal area = 2,016 sq ft / 187 sq m
Ground Floor gross internal area = 3,248 sq ft / 302 sq m
First Floor gross internal area = 971 sq ft / 90 sq m
Total gross internal area = 6,235 sq ft / 579 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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TERMS

My client is seeking offers for a new, fully repairing and insuring free-of-tie lease to be negotiated on an offers invited basis.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective tenants/purchasers. Prospective tenants/purchasers will need to provide proof of identity and residence.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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