

# BIRD IN HAND

62 GRAVEL ROAD, BROMLEY  
BR2 8PF



**FREEHOLD PUBLIC HOUSE  
INVESTMENT FOR SALE**



BEER GARDEN

BIRD IN HAND

BIRD IN HAND  
SALOON BAR

BIRD IN HAND  
OLD LAGERS  
WORLD WINES  
REAL ALES  
CIDERS  
FUNCTION ROOM  
FOR PRIVATE HIRE  
"GOOD PEOPLE"  
MAKE A  
GREAT PUB

BIRD IN HAND  
OLD LAGERS  
WORLD WINES  
REAL ALES  
CIDERS  
FUNCTION ROOM  
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# BIRD IN HAND, 62 GRAVEL ROAD, BROMLEY, BR2 8PF

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over three levels extending to 3,420 Sq Ft (318 Sq M)
- Site extending to 0.168 acres
- Current rent of £86,609 per annum
- Lease expires October 2043
- The rent is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 5% (except in the open market review year)
- **We are instructed to invite offers in excess of £980,000 (8.36% NIY)**
- Business unaffected by sale

## LOCATION

Located in South London within the London Borough of Bromley, 3.7 miles (5.9 kilometres) south of central Bromley and 15.1 miles (24.2 kilometres) south east of central London.

The Bird in Hand is situated at the intersection between Gravel Road and Cross Road within a predominantly residential area. The property is situated a short distance east of Bromley Common.

## DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted brick elevations beneath a pitched and hipped roof.

## LINKS

[GOOGLE STREET VIEW](#) 

[BIRDS EYE VIEW](#) 

[PANORAMIC 360 VIDEO](#) 

[VIRTUAL TOUR](#) 



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 55 customers. Ancillary areas include a beer store, trade kitchen, customer WC's and stores to the rear.

**First Floor:** The first floor provides living accommodation comprising two bedrooms, study, kitchen, bathroom and sitting room.

**Basement:** The basement provide cellar and stores.

**Externally:** There is an enclosed customer area to the rear with seating on loose tables and a wooden benches for 6 customers. There is additional seating for 55 customers to the side elevation by way of a beer garden. There is no parking.

## TENURE

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The property is held freehold (Title Number SGL34695).

## TENANCY

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The entire property is let to private individual on a 20 year lease from 26 October 2023 at a current rent of £86,609 per annum which is subject to five yearly open market reviews and annual RPI increases with a collar of 2% and cap of 5% (except in the open market review year). A rent deposit of £20,339 is held by the landlord.

## PLANNING

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The property is not listed however it is situated within the Bromley, Hayes & Keston Commons Conservation Area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



## EPC

C - 74

## TERMS

We are instructed to invite offers in excess of £980,000 (8.36% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

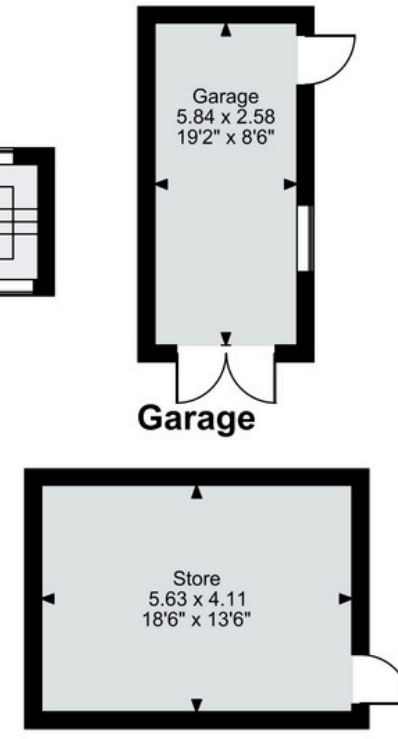
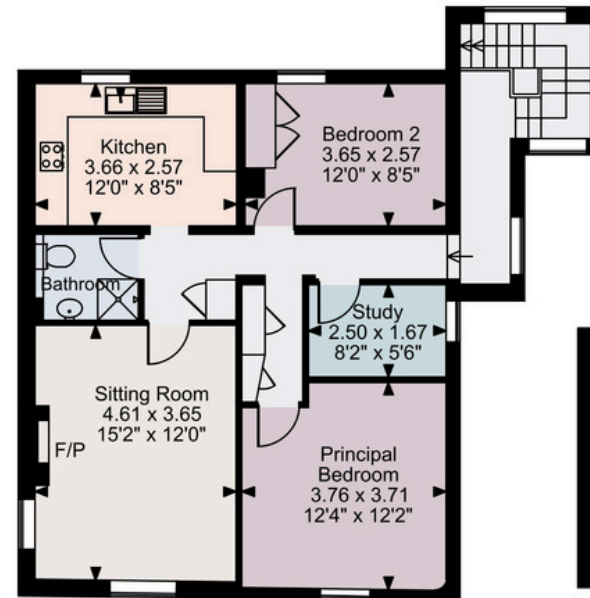
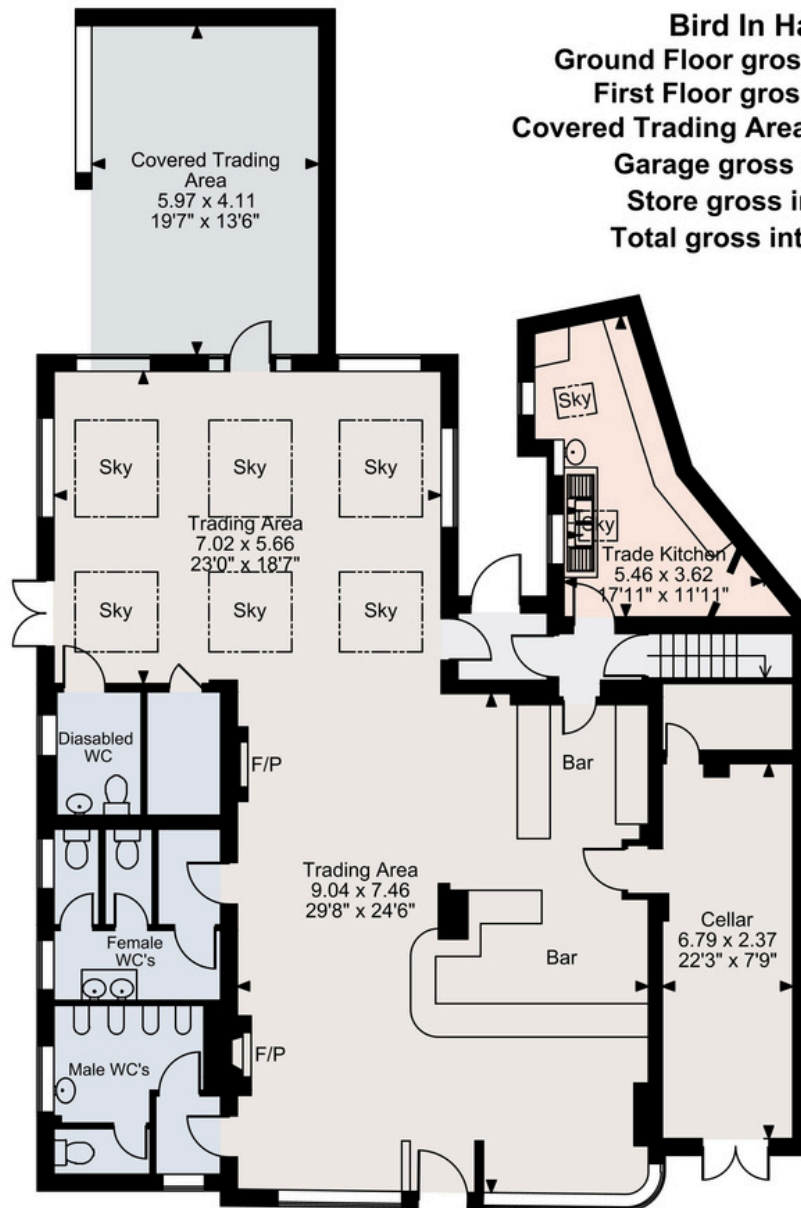
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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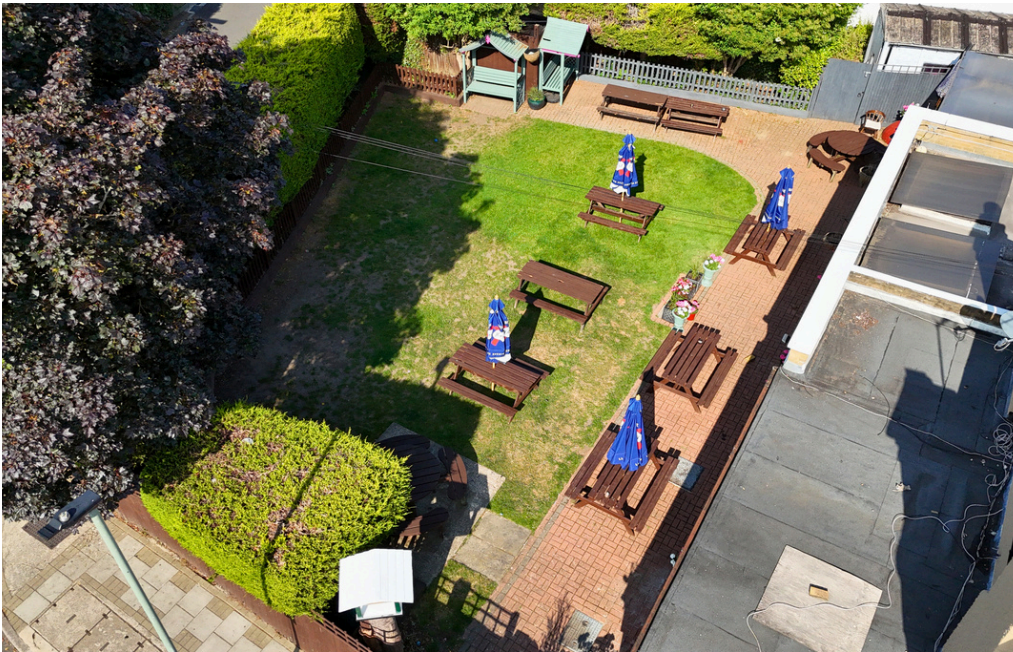
**Bird In Hand, Gravel Road, Bromley**  
 Ground Floor gross internal area = 1,947 sq ft / 181 sq m  
 First Floor gross internal area = 798 sq ft / 74 sq m  
 Covered Trading Area gross internal area = 264 sq ft / 25 sq m  
 Garage gross internal area = 162 sq ft / 15 sq m  
 Store gross internal area = 249 sq ft / 23 sq m  
 Total gross internal area = 3,420 sq ft / 318 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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## SIMILAR INVESTMENT OPPORTUNITIES

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If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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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.

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The Savills logo consists of the word "savills" in a lowercase, sans-serif font, centered within a white square.