

GREEN MAN

168 WICKHAM STREET, WELLING,
DA16 3NL

**FREEHOLD PUBLIC HOUSE
INVESTMENT FOR SALE**

savills



The Sunset Restaurant

THE GREEN MAN

Large Family Garden

CLASSIC PUB MEALS & SNACKS
SERVED: WEEKENDS 12-3 Traditional
WEEKENDS 12-5 (Sunday Roast)

CA23UHR

GREEN MAN, 168 WICKHAM STREET, WELLING, DA16 3NL

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property arranged over three levels
- Site extending to 0.35 acres
- Current rent of £77,656 per annum
- Lease expires January 2033
- The rent is subject to five yearly open market reviews and annual RPI increases with a cap of 3% (except in the open market review year)
- **We are instructed to invite offers in excess of £950,000 (7.73% NIY)**
- Business unaffected by sale

LOCATION

Located in Welling in the London Borough of Bexley, 4.7 miles (7.5 kilometres) south-east of Greenwich and 10.2 miles (16.4 kilometres) south-east of central London.

The Green Man is situated fronting Wickham Street in a predominantly residential area, a short distance from Welling High Street where operators such as The Red Lion, The Railway Tavern, Lidl and Tesco are located alongside amenities including Welling Library and Danson Park are located.

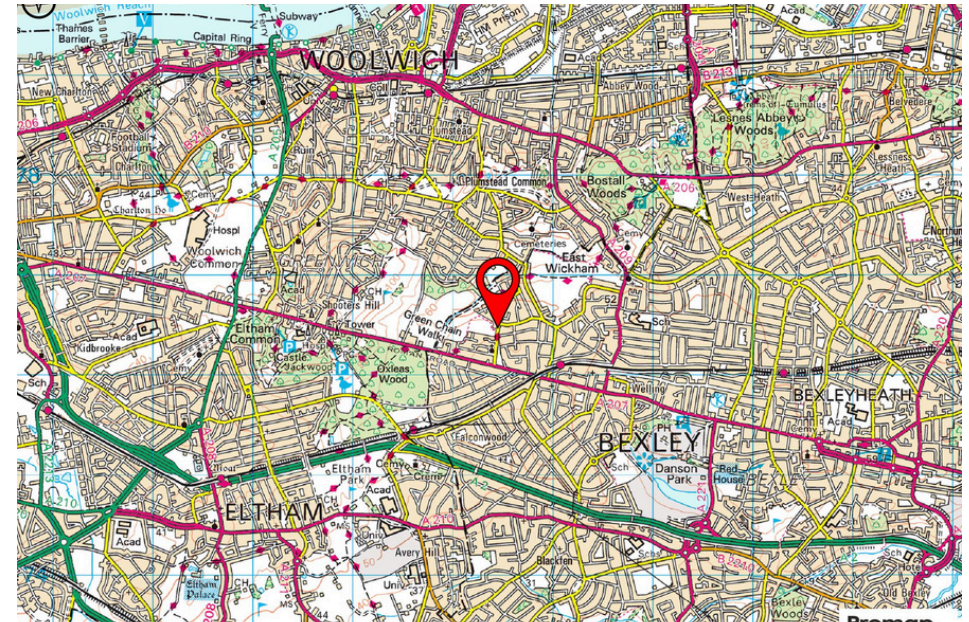
DESCRIPTION

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

LINKS

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR](#)



ACCOMMODATION

Basement: The basement provides cellar and stores.

Ground Floor: The ground floor provides two separate trading areas with a central bar servery and seating on loose tables and chairs to the front area for 32 customers. The rear area has further seating for 22 customers alongside a separate restaurant area with additional seating for 42 customers. Ancillary areas include customer WC's, trade kitchen and stores to the rear.

First Floor: The first floor comprises the managers accommodation which provides a living room, office, three double bedrooms, one single room, kitchen, utility and bathroom.

External: There is a customer area to the rear with seating on loose tables, chairs and benches for 124 customers along with children's play area. Additional seating is provided to the front elevation for a further 48 customers. There is parking at the front for 12 vehicles.

TENURE

The property is held on two freehold titles (Title Number SGL540325 and SGL57782).

TENANCY

The entire property is let to a private individual on a lease expiring 30 January 2033 at a current rent of £77,656 per annum which is subject to five yearly open market reviews and annual RPI increases with a cap of 3% (except in the open market review year). A rent deposit of £19,414 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.



VAT

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-55

TERMS

We are instructed to invite offers in excess of £950,000 (7.73% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

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

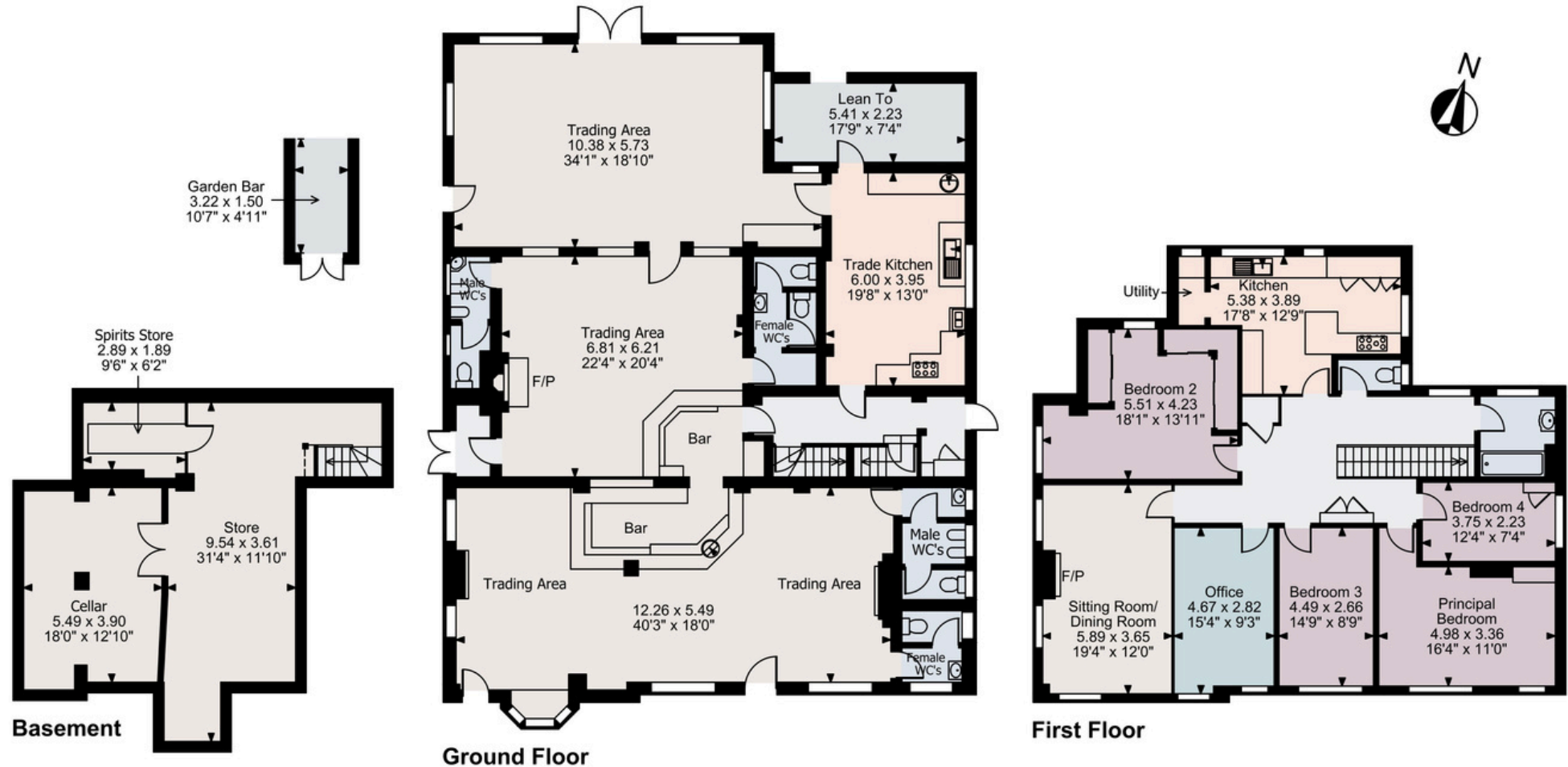
MONEY LAUNDERING

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



Green Man, Welling

Basement gross internal area = 692 sq ft / 64 sq m
 Ground Floor gross internal area = 2,575 sq ft / 239 sq m
 First Floor gross internal area = 1,595 sq ft / 148 sq m
 Garden Bar gross internal area = 52 sq ft / 5 sq m
 Lean To external area = 130 sq ft / 12 sq m
 Total gross internal area = 4,914 sq ft / 457 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

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SIMILAR INVESTMENT OPPORTUNITIES

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

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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