

BO-PEEP

HEWITTS ROAD, ORPINGTON, BR6 7QL

FREEHOLD PUBLIC HOUSE INVESTMENT





The Bo-peep
CRAFT FOOD

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to two private individuals
- Property arranged over three levels
- Site extending to 0.54 acres
- Current rent of £59,564 per annum
- Lease expires January 2042
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £730,000 (7.74% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Chelsfield within the London Borough of Bromley, 6.9 miles (11.0 kilometres) north of Sevenoaks town centre and 14.0 miles (22.5 kilometres) south east of Central London.

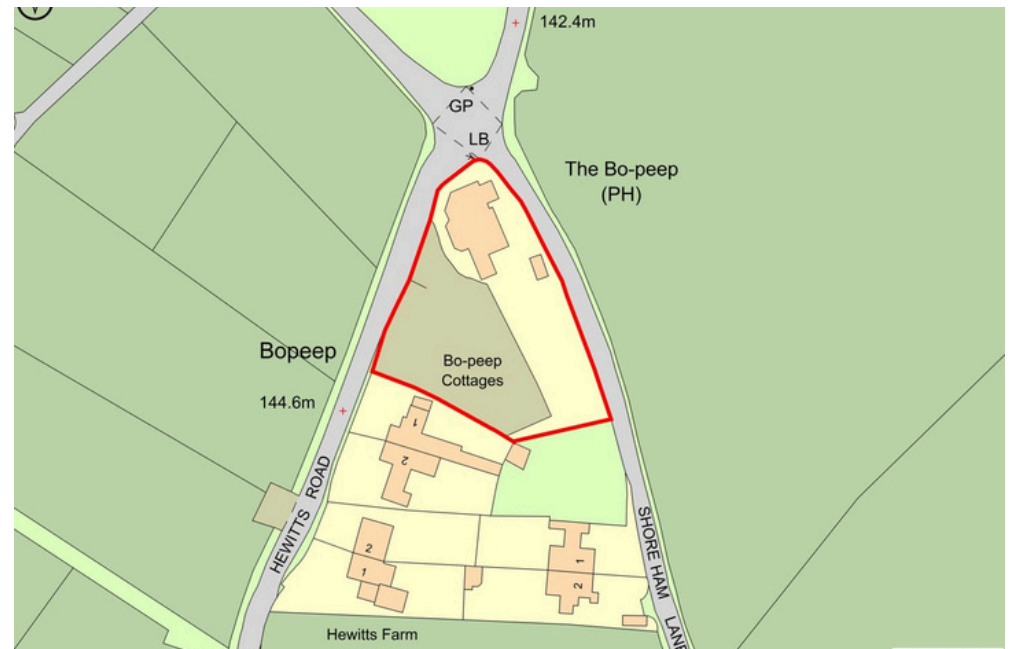
The Bo-Peep is situated on the cross roads of Maypole Road, Hewitts Road, Hollybush Lane and Shoreham Lane in a rural area. Knockholt train station is located 1.0 miles (1.6 kilometres) to the south and provides direct access to London Charing Cross in 50 minutes.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



DESCRIPTION

The property comprises the ground, basement, first and second floors of a two storey detached building with painted rendered and flint elevations beneath a part pitched and part flat roof.

ACCOMMODATION

- Basement** The basement provides cellar and stores.
- Ground Floor** The ground floor provides four trading areas around a central bar servery with seating on loose tables, chairs and bench seating for 60 customers. Ancillary areas include a trade kitchen, customer WC's and stores.
- First Floor** The first floor provides the managers accommodation which comprises a living room, bedroom and bathroom.
- Second Floor** The second floor in the roof eaves provides additional accommodation comprising two storage rooms.
- Externally** There is an enclosed customer area to the rear with seating on loose tables and chairs for 52 customers. There is parking to the rear for 30 vehicles.



TENURE

The property is held freehold (Title Number K27827).

TENANCY

Entire property let to two private individuals on a 20 year lease from 14 January 2022 at a current rent of £59,564 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £13,000 is held by the landlord.

PLANNING

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

FIXTURES & FITTINGS

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

EPC

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TERMS

We are instructed to invite offers in excess of £730,000 (7.74% NIY) assuming the usual purchasers costs.

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.

MONEY LAUNDERING

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



SIMILAR INVESTMENT OPPURTUNITIES

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<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

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Designed and produced by Savills Marketing: 020 7499 8644 | January 2025



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