

# KERFIELD ARMS

16 GROVE LANE, LONDON SE5 8SY

FREEHOLD MICHELIN STARRED PUBLIC HOUSE INVESTMENT FOR SALE



savills



THE KERFIELD ARMS

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## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Kerfield Arms Limited
- One of only two Michelin Starred Public Houses in London
- Currently ranked as the 25<sup>th</sup> Best Gastropub in the Country by Estrella Damm
- Substantial investment recently completed by the tenant
- Property arranged over three levels extending to 3,916 Sq Ft (364 Sq M)
- Current rent of £125,000 per annum
- Long unexpired term with the lease expiring in January 2040
- The rent is subject to five yearly rent reviews to the greater of open market rent or 10% increase
- Current rent deposit of £150,000 is held by the landlord
- We are instructed to invite offers in excess of £1,570,000 (7.5% NIY)
- Business unaffected by sale

## LOCATION

Located in south east London in the Borough of Southwark, a short distance south of the centre of Camberwell, 1.5 miles (2.4 kilometres) north east of Brixton and 3.4 miles (5.4 kilometres) south of central London.

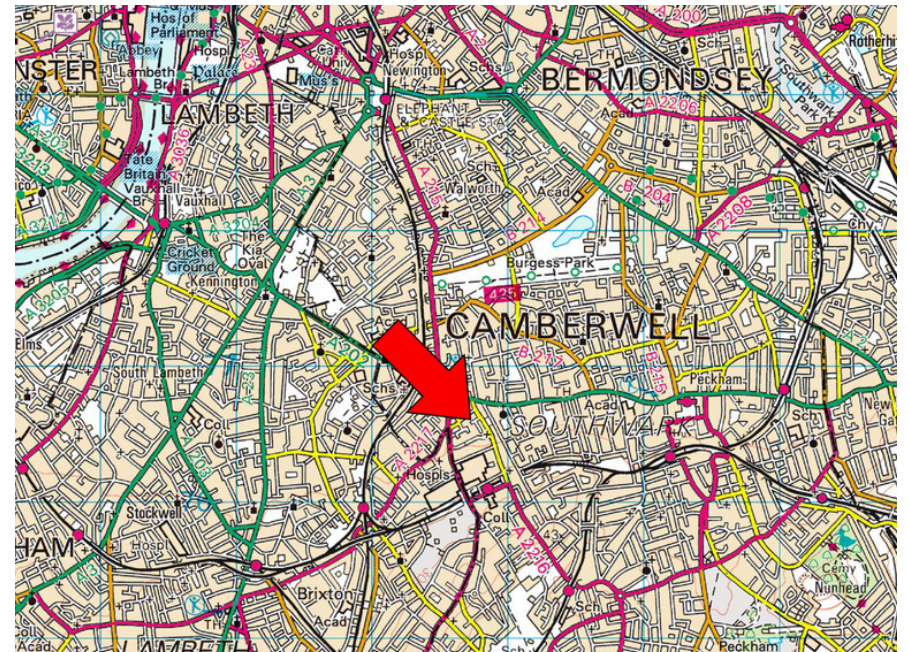
The Kerfield Arms is situated at the intersection between Grove Lane and Kerfield Crescent in a predominantly residential area. Denmark Hill Overground Station is located 0.4 miles (0.6 kilometres) to the south and provides Thameslink and London Overground services via the Windrush Line giving fast travel to the City of London (Blackfriars Station) in approximately 17 minutes.

## LINKS

GOOGLE STREET VIEW



VIRTUAL TOUR



## DESCRIPTION

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The property comprises the basement, ground and first floors of a two storey detached building with exposed brick and painted front and side elevations beneath a multi-pitched roof behind a parapet wall.

## ACCOMMODATION

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**Basement** The basement provides cellar and stores.

**Ground Floor** The ground floor provides an open plan bar and restaurant area with a central bar servery and seating on loose tables, chairs and bench seating for 86 customers. Ancillary areas include a disabled toilet located to the rear.

**First Floor** The first floor provides a private function room with separate bar servery and seating for 15 customers. Ancillary areas include customer WC's, trade kitchen, managers office and dry store.

**Externally** To the front elevation is seating on loose tables and chairs for 18 customers which is held by way of a pavement licence.

## TENANCY

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Entire property let to The Kerfield Arms Limited (Company No. 15939328) on a 15 year lease from 15 January 2025 at a current rent of £125,000 per annum which is subject to 5 yearly rent reviews to the greater of open market rent or a 10% increase. The lease is excluded from the 1954 Landlord and Tenant Act and is held on a full repairing and insuring basis with the tenants repairing obligation subject to a schedule of condition.

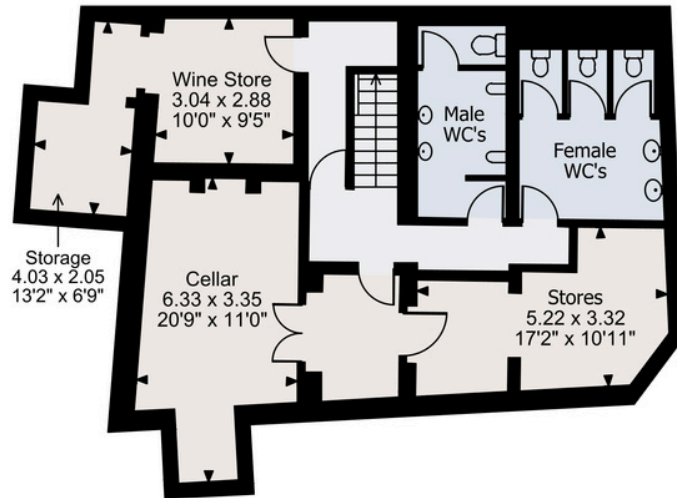
A rent deposit of £150,000 is held by the landlord.



## FLOOR PLANS

### Grove Lane, SE5

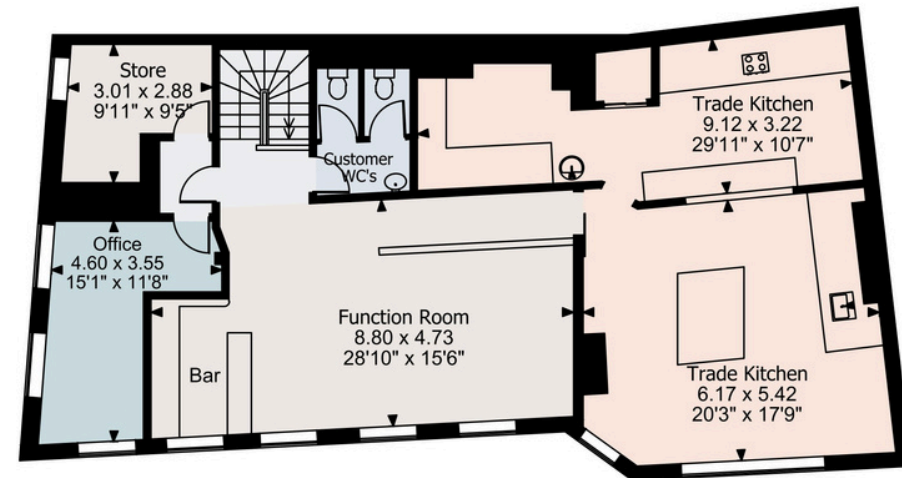
Basement gross internal area = 979 sq ft / 91 sq m  
Ground Floor gross internal area = 1,454 sq ft / 135 sq m  
First Floor gross internal area = 1,483 sq ft / 138 sq m  
Total gross internal area = 3,916 sq ft / 364 sq m



Basement



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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## COVENANT

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The Kerfield Arms is a stylish Michelin Star public house in Camberwell serving modern British and Mediterranean food. The property is operated by Adam Symonds and Rob Tecwyn with the kitchen operated by Jay Styler.

The tenant also operates the Baring Arms in Islington which is held under a separate tenant company.

## TENURE

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The property is held freehold (Title Number TGL179664).

## PLANNING

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The property is not listed nor is it situated within a Conservation Area.

## FIXTURES & FITTINGS

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

## EPC

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## TERMS

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We are instructed to invite offers in excess of £1,570,000 (7.5% NIY) assuming the usual purchasers costs.



## 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.

## MONEY LAUNDERING

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

## 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.

## CONTACT

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