

Foresters Arms

Upper Wickham Lane, Welling, DA16 3ER

FREEHOLD / Offers in Excess of £395,000 PLUS VAT

15 London House, Swinfen's Yard Stony Stratford, Milton Keynes

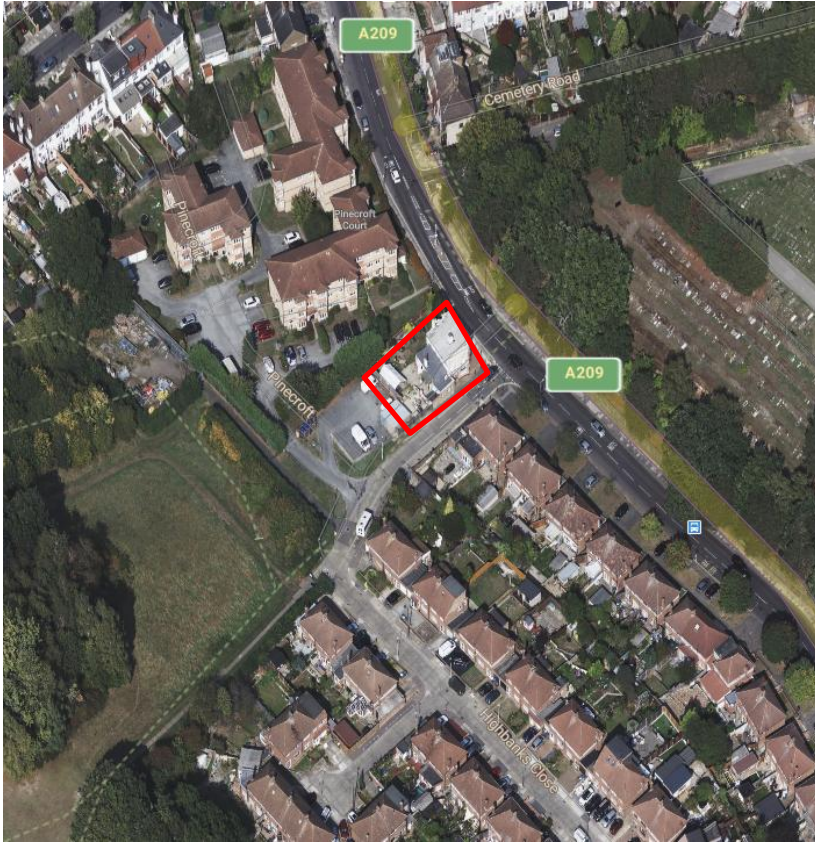


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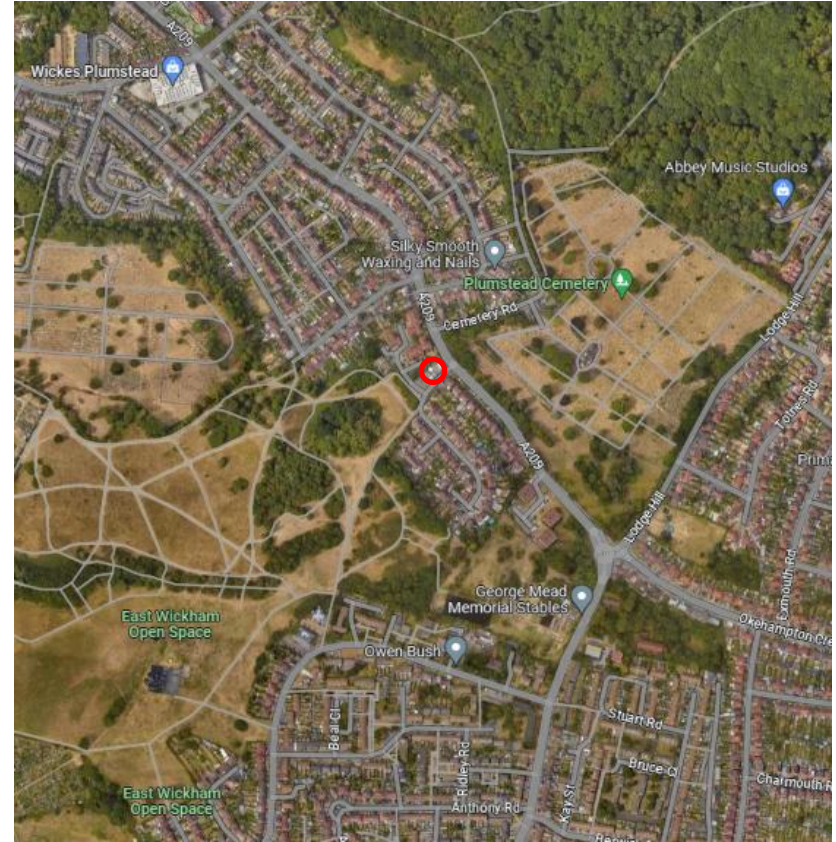
info.details@caldecottgroup.com

Site Location

SITE LOCATION



Site areas approximate



The Property

THE PROPERTY

Opportunity

A detached public house, believed to have been built in the late 1800s. The building is two storeys with a single storey rear extension of brick construction. Externally, the building resembles a traditional Victorian public house and represents a good opportunity for an experienced operator to start a new business catering to the local community. The property is available freehold with vacant possession.

Location

The property is situated on the corner of Upper Wickham Lane and Highbanks Close. Upper Wickham Lane (A209) is one of the main through roads between Plumstead and Welling. The property fronts the road, access to the customer car park is from Highbanks Close.

It is located next to both East Wickham Park and Plumstead Cemetery.

Arrangement

Internally, the customer space is arranged in a horseshoe shape measuring approximately 55sqm / 592sqft, around a central servery. WC's are located at one end. The back of house areas comprise a large below ground cellar, kitchen and stairs to the first floor.

The manager's accommodation provides two bedrooms, a lounge and bathroom across the first floor.

Externally, a beer garden laid to lawn is located to the side with direct access out from the bar area. A patio area can be found to the rear of the building and an al fresco space available at the front of the building.



Sales Information

SALES INFORMATION

Licensing

It is understood that the current licence is 9/00118/LAPRE. The premises is licenced to supply alcohol from 09.00 – 23.00 Monday – Thursday, 09.00 – 23.30 on Friday – Saturday, and 11am – 23.00 on Sunday. The licence permits the playing of recorded music on Friday and Saturday. No live music permitted.

Rates

The property is in an area administered by London Borough of Bexley Council. The Rateable Value has been assessed at £9,900 (April 2023). From 1st April 2026, the RV will be £15,500.

The manager's flat falls within Council Tax Band B.

Trade

The property is currently closed. As a result, no trade is warranted or sold.

Planning

The property is not statutory listed nor located within a conservation area. It does however feature on the London Borough of Bexley Council's locally listed buildings register. It has a Sui Generis public house use.

The property is a designated Asset of Community Value.

Services

We believe all of the main services to be located within the vicinity of the site, however prospective purchasers should speak with the relevant utility companies to confirm the types of connection.

VAT

VAT will be applicable at the standard rate for commercial properties.

Tenure

Freehold with vacant possession.

Legals

Each party is to be responsible for their own costs incurred in this transaction.

- The Purchaser will be required to pay an abortive legal fee deposit of £5,000 (to be held by the Seller's solicitor) prior to the release of the legal package.
- The Purchaser will have 15 working days from the date the legal package is released from the Seller's solicitor to the Purchaser's solicitor to exchange contracts. If the Purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the Purchaser withdraws from the transaction or contracts are not exchanged within such period the abortive legal fee will be forfeited.
- The seller will not be providing CPSE's as they have never occupied or traded from the property, they will however endeavour to assist with any reasonable queries to the best of their knowledge. The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time.
- The deposit will be refunded if the Seller is unable show good title (that cannot be rectified with indemnity insurance) or withdraws from negotiations within the required time (save where due to the Seller revising the agreed terms). If exchange shall not occur within the required time, the Seller shall be free to withdraw from the transaction and retain the abortive legal fee deposit.
- Upon exchange of contracts the Purchaser will pay a further deposit of 10% of the total purchase price.
- Completion to be 15 working days thereafter.

Viewings

Strictly by appointment and accompanied by the vendor's agents.

Information Pack

An information pack with additional detail is available upon request.

Your Perfect Property Partner

We believe in the old-fashioned method of conversation. Please contact us to discuss your interest in this property.

Contact our dedicated team today to enquire around our range of property services.

Important notice

Caldecotte Group themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith set out as a general guide only and do not constitute any part of the contract. 2. No person in the employment of caldecotte group has any authority to make or given any representation or warranty whatsoever in relation to this property. 3. All ordnance survey maps are reproduced with the sanction of the controller of h m stationery office crown copyright reserved and aerial photographs are courtesy of google or microsoft bing maps. 4. The photographs appearing in these particulars show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed the property remains exactly as shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference to the fact that alterations have been carried out or that a particular use is made of any part of the property, it is not intended to be a statement that any necessary planning consent or building regulations or other consents have been obtained. These matters must be verified by any intending purchaser. 7. The property being open to inspection, the purchaser shall be deemed to have full knowledge of the state and condition thereof and as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendors and the purchaser upon any point whatsoever, not involving a question of law, arising out of these general remarks, the plan or particulars of sale, the matter in dispute shall not annul the sale but shall be referred to the arbitration of the vendors agents whose decision is final and binding on all parties to the dispute and in any such arbitration, the vendors agents shall decide how the cost of such reference shall be borne.