



# WHOLE PUB TO LET IN GREENWICH

**THE VANBRUGH,  
91 COLOMB STREET, GREENWICH,  
LONDON SE10 9EZ**



## Location:

The premises occupies a prominent corner position on Colomb Street in the centre of Greenwich. The pub is situated in the heart of a busy residential area.

Maze Hill train station (National Rail) is situated a short walk away.

## Accommodation:

The premises is arranged over Ground, Basement, First floor and Garden.

The Ground Floor consists of the main bar area with seating, 2 large function rooms and a kitchen, alongside a pub garden to the rear.

The premises also benefits from a 1 bed flat at first floor level alongside a management office.

The approximate gross internal areas are as follows:

<b>Ground Floor:</b>	<b>2,035 sq. ft. (189.07 m<sup>2</sup>)</b>
<b>Basement Cellar:</b>	<b>883 sq. ft. (82.03 m<sup>2</sup>)</b>
<b>First Floor Office:</b>	<b>134 sq. ft. (12.45 m<sup>2</sup>)</b>
<b>Garden:</b>	<b>1,451 sq. ft. (134.83 m<sup>2</sup>)</b>

**\*1 Bed Flat also included at First Floor.**

## Use:

The premises benefit from Sui Generis planning consent.

## Rent:

Offers in excess of £90,000 per annum exclusive.

## Lease:

The premises are available on a new free of tie lease for a term to be negotiated.

## Premises Licence:

The property benefits from a premises license which allows alcohol to be served until 11:00 pm from Monday to Saturday and until 10:30 pm on Sunday.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

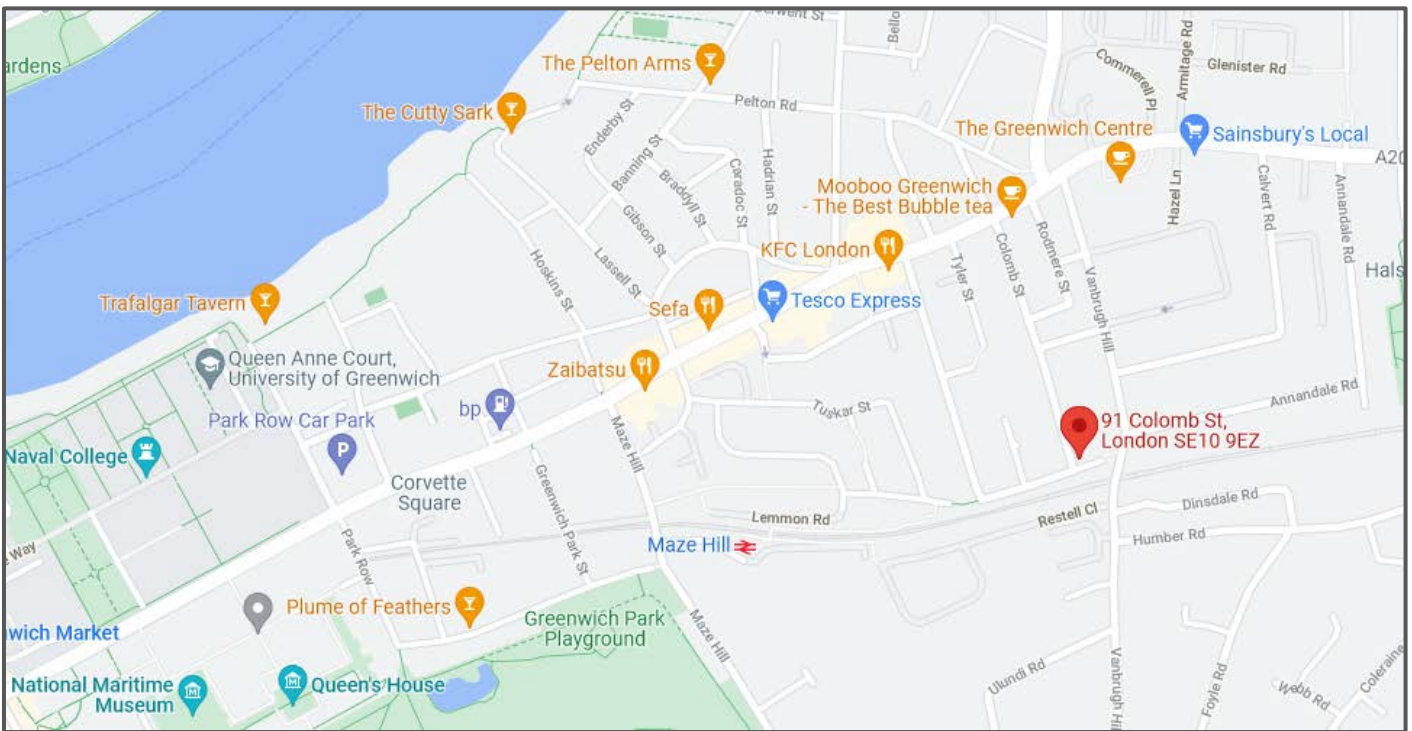
Each party to bear their own legal costs.

## Viewings:

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