

THE PARK TAVERN

212 Merton Road, Southfields, London, SW18 5SW

Premium Reduction - Offers In The Region of £100,000



Key Highlights

- Substantial former coaching inn located between Southfields and Wandsworth
- Elegant ground floor customer areas (100)
- Walled beer garden and terraced areas (130)
- Premium reduced to OIRO £100,000 plus dilapidations
- Densely populated and affluent residential area of South West London
- Potential to add B&B rooms (subject to planning and consents)
- Established business with potential to develop trade

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Location

The Park Tavern is located in the sought-after suburb of Wandsworth approximately 6.5 miles (10.5 kms) south west of Central London. The property is 0.6 miles (1 km) from Southfields underground station and Wandsworth High Street. The immediate area comprises a variety of independent retail businesses surrounded by a residential properties. Road connections in the area are good with the A3 (West Hill) located 0.6 miles (1.0km) to the north. The area is administered by the London Borough of Wandsworth.

Property Description

An end terrace public house of brick construction over basement, ground and two upper floors with single storey pitched and flat roof extensions to the side and rear. The property benefits from external customer areas to the rear and front.

Internal Description

The Park Tavern is a restored period property that retains a number of attractive features including wood panel walls, a feature fireplace and an imposing bar servery. The ground floor customer area is open plan and provides customer seating for 100. There are two separate street entrances to the front and one to the rear beer garden. Ancillary space includes a trade kitchen, food preparation area and customer WCs. Cold room and storage facilities are located at basement level.

Accommodation

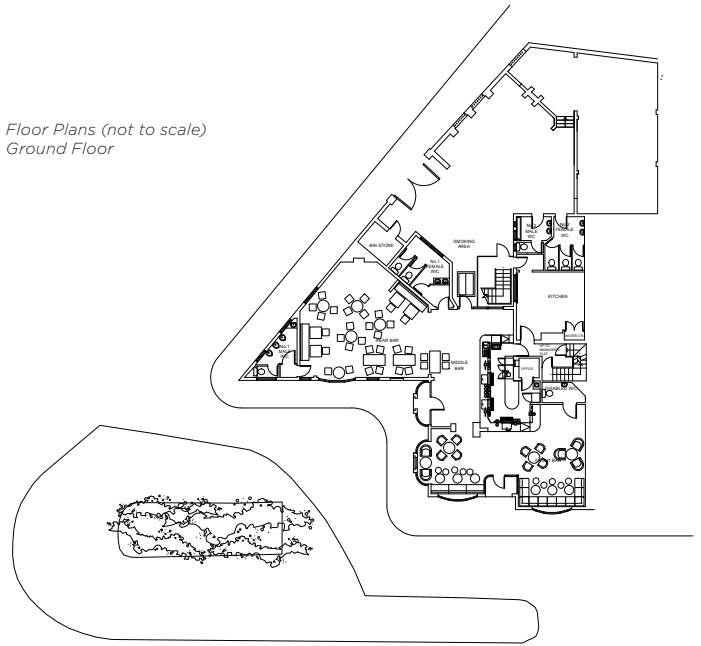
The first floor comprises a self-contained flat with two bedrooms, large reception and kitchenette, bathroom and WC. The second floor comprises three bedrooms, a kitchenette and WC.

FLOOR	SQ FT	SQ M
Basement	101	94
Ground	2,497	232
First	936	87
Second	925	86
TOTAL	4,459	499

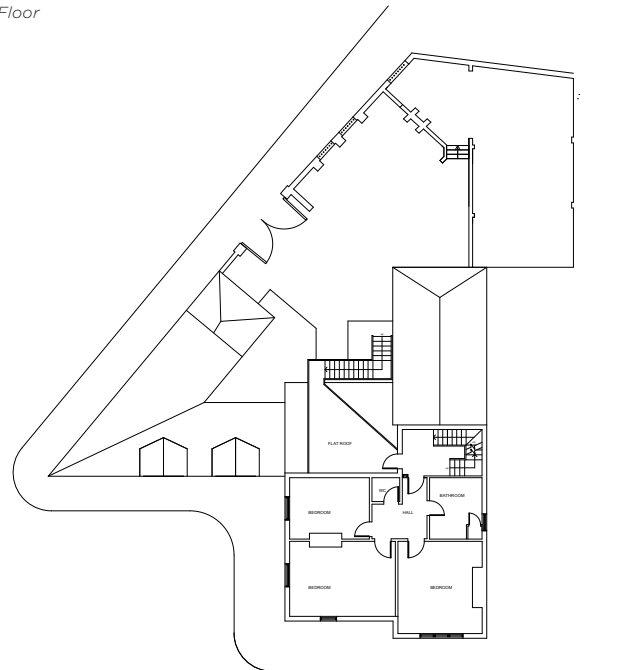
External Description

Located to the rear of the property is a two-tiered walled beer garden with seating for 92. Features include decorative landscaping and a covered smoking solution. Located to the front is an open terrace with seating for 44.

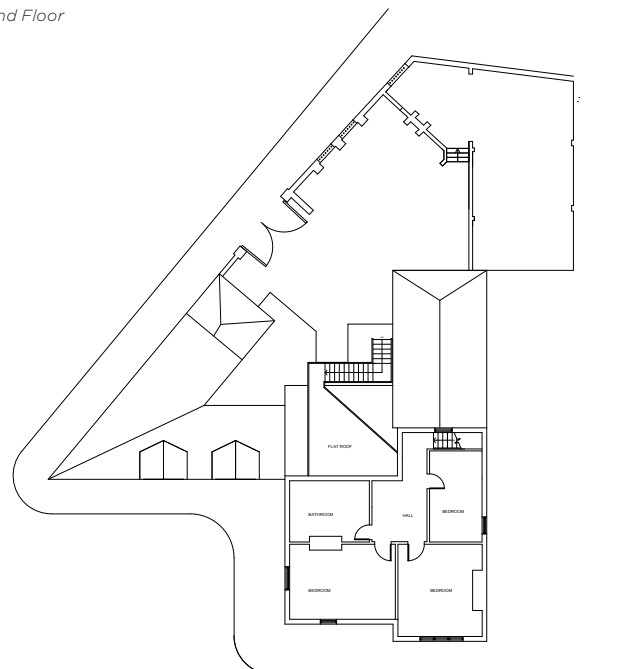
Floor Plans (not to scale)
Ground Floor



First Floor



Second Floor



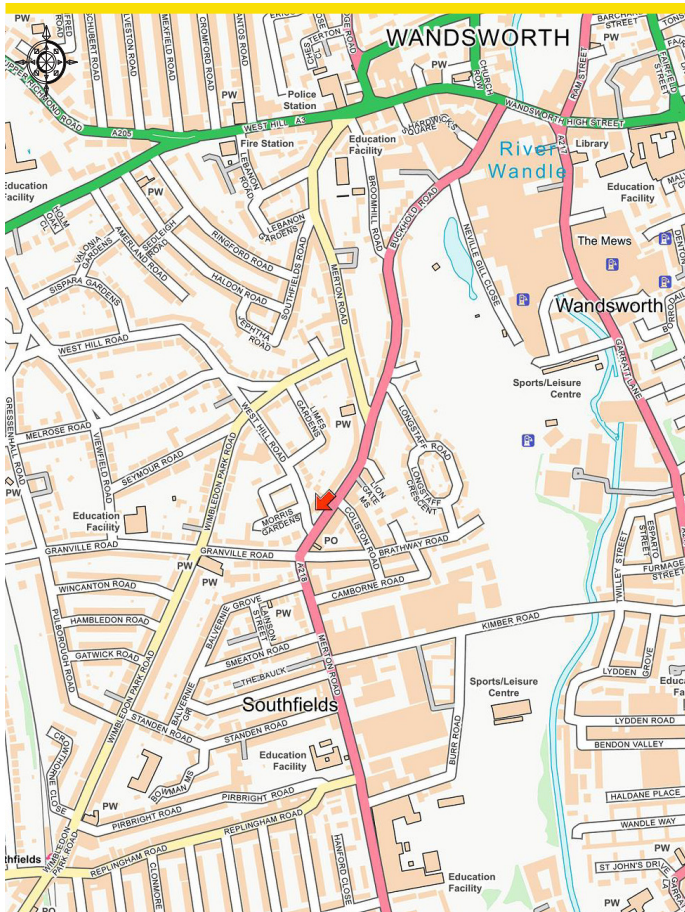


The Business

The Park Tavern is an independently operated public house with a good quality, traditional pub menu available throughout the week. Revenue is split approximately 70% drinks and 30% food. The kitchen was outsourced in May 2018 and currently operates with a smokehouse / BBQ offering. Indicative revenue figures are available upon request to seriously interested parties. For more information on the business please visit www.parktavernsw18.com.

Tenure

Leasehold. We understand the premises are held on the remainder of 30 year Heineken lease from 7 June 1996 (expiring 2026 within the protection of the Landlord & Tenant Act 1954). The current passing rent is £76,500 per annum exclusive with the next review in June 2021. The lease is free of tie on bottled beers, wine, spirits and minerals and tied on draught beers and draft and bottled ciders and ales. Interested parties will be required to provide suitable security under the terms of the lease, which may include a rent deposit and personal guarantees.



Premium

The premium has been reduced to Offers In The Region of £100,000 for the leasehold interest inclusive of goodwill, fixtures and fittings (inventory to be provided) and the lease. The purchaser will be required to carry out a proportion of works listed within a Schedule of Dilapidations. This is subject to negotiation. Stock at valuation will be purchased in addition on completion.

Planning

We understand the property has Class A4 Use. The property is not listed however is located in the West Hill Road Conservation Area.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. The pub is permitted to sell alcohol Sunday to Thursday 10:00 - 00:00 and Friday and Saturday 10:00 - 01:00. Opening hours may vary; please check if conducting a discreet customer visit.

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £74,600. The national multiplier for England and Wales for 2018/2019 is £0.493.

Energy Performance Certificate

A copy of the EPC Certificate is available upon request. A D-(93) Rating has been calculated. The EPC states the total useful floor area is 638 Sq M (6,867 Sq Ft).

Viewing

Formal viewings are strictly by appointment to be arranged via Savills. Please do not make direct contact with the business or staff. Your discretion is appreciated if visiting as a customer.

Contact

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