

GUARD HOUSE

NO. 1 STREET, ROYAL ARSENAL, LONDON SE18 6GH

GRADE II LISTED LONG LEASEHOLD PUBLIC HOUSE FOR SALE
IN MODERN RESIDENTIAL DEVELOPMENT

savills



NIKE
Ancient Greek Goddess
of Victory

It is the spirit of the people of London
which has been the source of the
inspiration for the building
of this house in London
London 1911

Spa
Paint
Sublime
March

THE
GUARD HOUSE
WELCOME TO THE
HISTORIC
GUARD HOUSE
OPEN FOR
AMAZING
FOOD &
DRINK

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HIGHLIGHTS INCLUDE:

- Substantial public house in South East London
- Character building
- Located as part of densely populated modern residential development
- Close to Elizabeth Line and Mainline Stations
- Fitted to a high standard
- Large external terrace
- Grade II Listed Building
- EPC - B
- Long leasehold for a term expiring in 2139 at a peppercorn rent
- **Offers invited in excess of £1,000,000 for the benefit of our clients long leasehold interest**

LOCATION

Royal Arsenal is a densely populated location which has been subject to considerable regeneration in recent years. The area is located immediately to the north of Woolwich and south of the River Thames. Greenwich is located to the west and is within 2.5 minutes with Blackheath located 3 miles to the south west. The Guard House forms part of a modern Royal Arsenal Riverside residential village which has been constructed by Berkeley Homes. The recently opened Woolwich Elizabeth Line station is diagonally opposite the property and provides great accessibility to Central London with journey times to Liverpool Street of approximately 15 minutes, Bond Street of 23 minutes, Paddington of 26 minutes and London Heathrow of 54 minutes. London City Airport is also easily accessible via the DLR with a journey time of 7 minutes. Occupiers nearby include the Dial Arch public house (Young's), M&S Simply Food and Starbucks.

DESCRIPTION

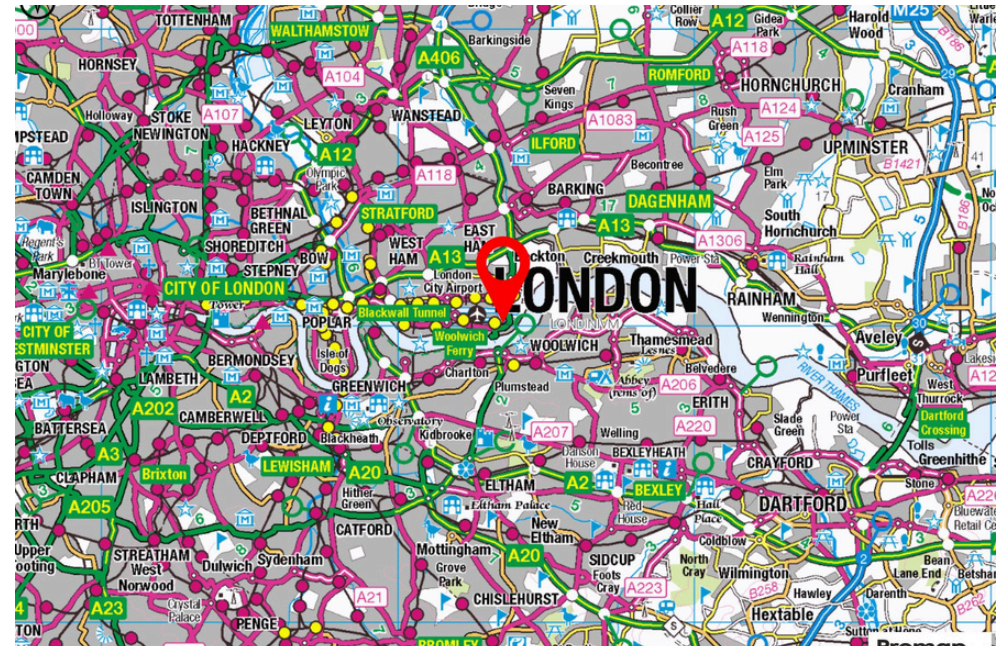
The Grade II Listed Guard House was built in 1788 by Isaac Ashton. Originally being built as the main guard house it has more recently been operated as a public house and is of brick construction under a pitch slate covered roof providing accommodation on basement, ground and first floor levels. To one side of the property is a modern glazed extension with a large external terrace and beer terrace area for approximately 78 covers to the front of the building. The majority of this area falls outside of the lease demise but rights are permitted under the agreement, further details of which are available upon request.

ACCOMMODATION

Ground Floor – At ground floor the property is laid out to provide a main bar area with open kitchen and a variety of different seating areas providing tables and seating for approximately 66 covers. In addition there are two private rooms known as the Mess Bar which has its own servery and has seating for 24 covers and the smaller Aviary which has seating for 20. An accessible WC and baby change are also provided at this level.

Basement – Beer cellar.

First Floor – Prep kitchen with walk in fridge, plant room, staff room, managers office and ladies and gents WC's.



FLOOR AREAS

The property has the following approximate gross internal floor areas:

Floor	Sq M	Sq Ft
Basement	31.8	342
Ground Floor	277.3	2,985
First Floor	106.5	1,146
Total	415.6	4,473

TENURE

The property is held by way of a lease for a term expiring on 14th April 2139 at a fixed peppercorn rent.

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times;

- Friday-Saturday – 8am-1am
- Sunday – Thursday 8am-12am

RATEABLE VALUE

2023 - £45,200

TRADING INFORMATION

Trading information may be made available to interested parties upon written request.

EPC

B - 50.

FIXTURES AND FITTINGS

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Vendor and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.



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VAT

The property is elected for VAT.

SERVICE CHARGE

The property is subject to a service charge further details of which are available upon request.

VIEWINGS

Staff are unaware of our clients intention to dispose of this property. Consequently all customer visits must be carried out discreetly and under no circumstances should any direct approach be made to any members of staff. Should you wish to view the property then make a prior appointment via the sole selling agents Savills.

TERMS

Offers are invited in excess of £1,000,000 for the benefit of our clients long leasehold interest.

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

FURTHER INFORMATION

For further information please contact;

Paul Breen
Tel: 07767 873353
pbreen@savills.com

Jack Phillips
Tel: 07866 203540
jack.phillips@savills.com



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PAUL BREEN

07767 873 353
pbreen@savills.com

JACK PHILLIPS

07866 203 540
jack.phillips@savills.com

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