



Lion Inn

182 Pawsons Road, Croydon, London, CR0 2QD

Freehold £700,000

- Residential position between Croydon and Thornton Heath
- Substantial two-storey end-of terrace public house
- Property footprint in the region of 2,970 sq ft
- Three trade areas with basement
- 2 x Three bedroom flats
- Suitable for alternative use (STPP)

Ref: 94049

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SP Sidney
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LOCATION

The Lion Inn sits in a residential area midway between Croydon and Thornton Heath. The area is growing in popularity due to its commutability to central London, as well as the growing range of amenities available in central Croydon. The Lion Inn is a stone's throw away from Croydon University Hospital and is becoming an ever increasingly popular residential area for NHS staff.

The area is easily accessed via the A23 Purely Way/London Road which connects the M25 to central London. Both Selhurst and Thornton Heath railway stations lie a short walk from the Lion Inn with southern services into London Bridge, London Victoria and East Croydon.

The Lion Inn occupies a substantial end-of-terrace public house, on the junction of Pawsons Road and Lion Road. The property enjoys a footprint in the region of 2,970 sq ft. The property is not a listed building nor falls within a conservation area. The property comprises in brief: -

TRADE AREAS

GROUND FLOOR

- FRONT BAR: With wood built bar servery and carpeted flooring. Potential to seat 20-30. Measuring in the region of 422 sq ft.
- MIDDLE BAR: With separate wood built bar servery, log burner and part-panelled walls. Potential to seat 15-20. Measuring approximately 429 sq ft.
- REAR BAR: Two tiers, with tiled flooring. Potential to seat 30-40. Measuring approximately 734 sq ft.
- TRADE KITCHEN: With extractor
- SMALL WAITER AREA
- GENTLEMAN'S TOILETS
- LADIES TOILETS
- DISABLED TOILETS
- STORAGE CORRIDOR



BASEMENT

- CELLAR: Divided into a number of rooms, extending the length of the property.

FIRST FLOOR

- Flat 1: 3 x DOUBLE BEDROOMS, BATHROOM, CENTRAL LOUNGE, OFFICE, KITCHEN and BOILER ROOM.
- Flat 2: With separate entrance to the rear of the property, 3 x DOUBLE BEDROOMS, UTILITY ROOM, KITCHEN and BATHROOM.

EXTERNAL

- COVERED SIDE PATIO
- FRONT TERRACE
- SINGLE GARAGE

THE BUSINESS

The business is currently closed and has been since the middle of 2020.

No trade is sold or warranted.

Historic trade accounts are not available.



TENURE & PRICE

FREEHOLD £700,000 + VAT

Sold with vacant possession. Sold as seen. Unconditional offers only.

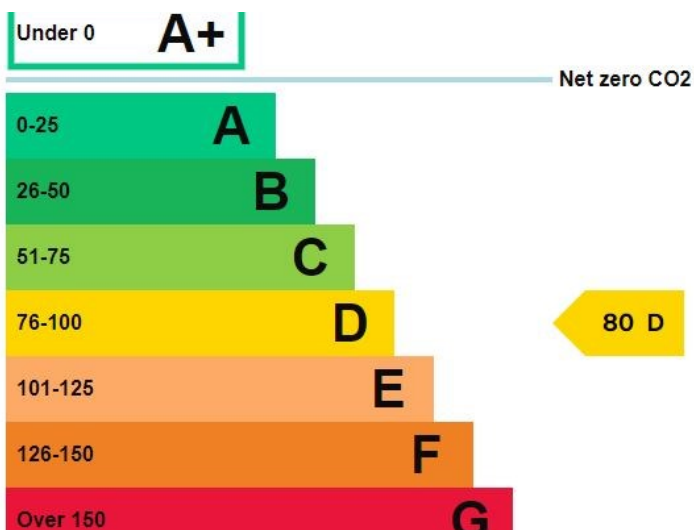
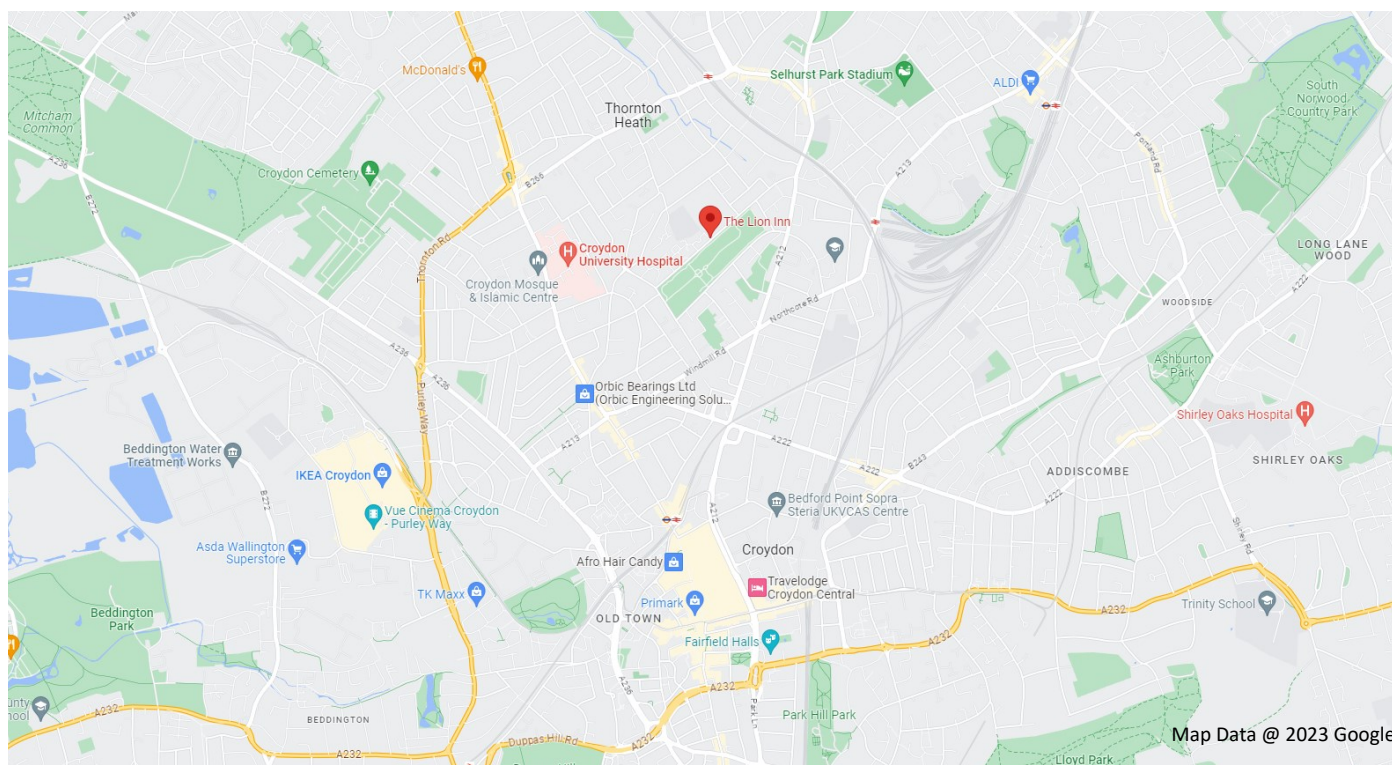
VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

SERVICES

All mains services are connected.



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EPC Reference: N/A

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