



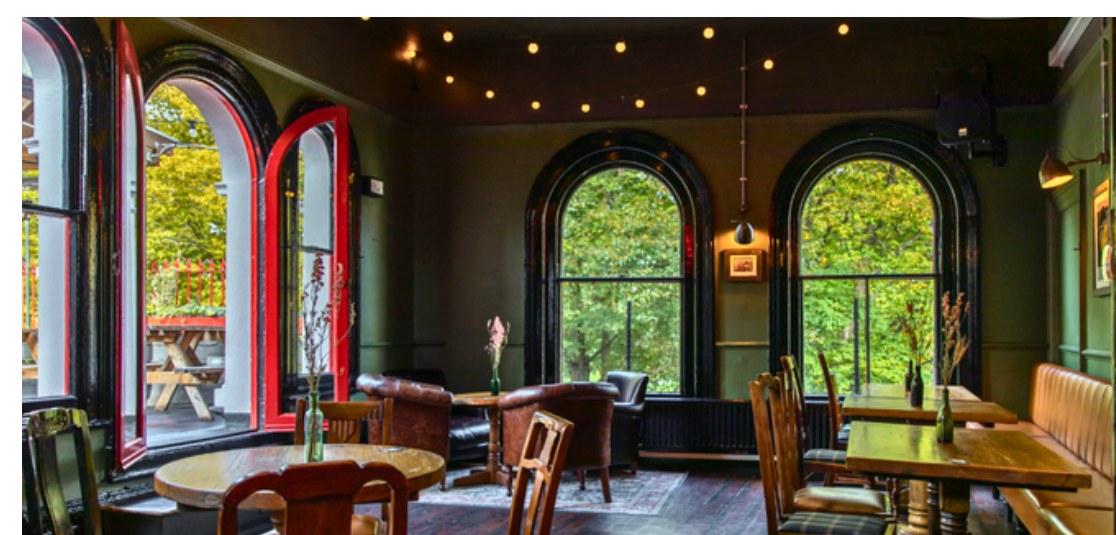
Lease Assignment

**The Tankard, 111 Kennington Road,  
London, SE11 6SF**

  
**HAY HILL**  
— Leisure —

**HAY HILL**  
L E I S U R E

Fully Fitted, A4 (Drinking Establishment) for sale  
To request a viewing please call:  
**George Hamblett on 07766 234 955**  
**Michael Macpherson MRICS on 07821 130 877**





# 111 Kennington Road, London, SE11 6SF



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07821 130 877

## Description & Location

Steeped in local history and a former haunt of Charlie Chaplin, this Victorian public house is an excellent opportunity for any bar and restaurant operator looking to establish a presence in a dynamic and sought-after location.

The ground floor comprises the main bar area with beautifully restored wooden floors and lots of natural light flowing throughout. On the first floor there is a terrace bar and function room that leads directly on to the roof terrace with incredible views of the neighbouring Imperial War Museum.

Ideally located close to Kennington Cross which offers a good selection of popular bars, cafes, shops and restaurants. Local transport links include Lambeth North Underground (Bakerloo Line) and Elephant & Castle (Bakerloo, Northern line and Thames Link).

## Lease Terms

**Term:** Available by way of an assignment of the existing lease expiring on 28th June 2042 (within the L&T Act 1954)

**Rent:** £125,500pa (passing).

**Rental income from 3 flats:** £38,400pa

**Net Rent:** £87,100pa (taking rental income into consideration)

**Rateable Value (April 2023):** £28,000pa

**Next Rent Review Date:** 29/06/2022

**Premises License:** Fri-Sat: 2am, Sun-Wed: 12am, Thurs: 1am

**External Seating:** Yes front and roof terrace seating

**Premium:** Offers invited

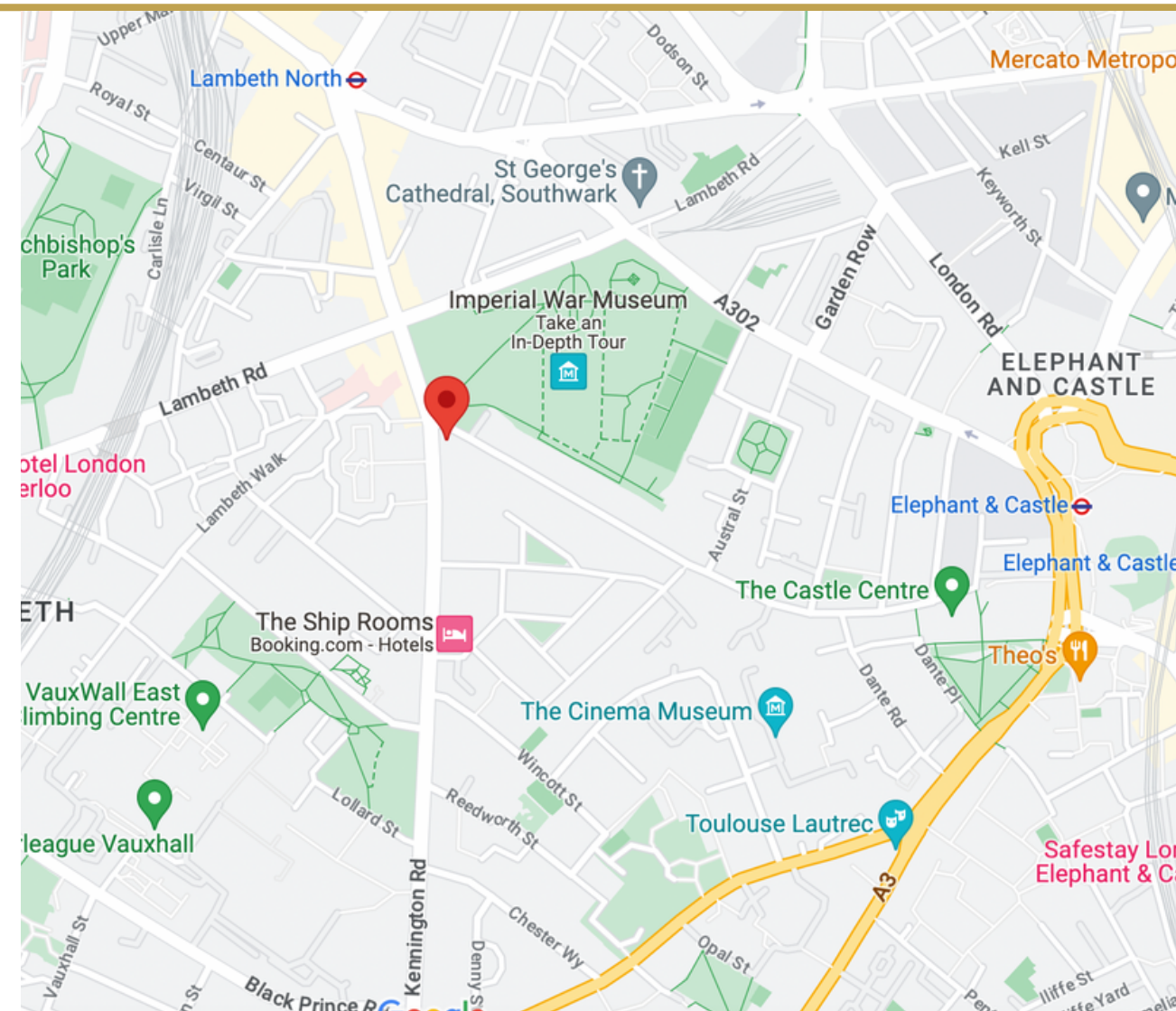
## Floor Areas:

1st floor: 1,020 sq. ft. (909 sq. ft. external roof terrace)

Ground floor: 1,880 sq. ft.

Basement: 1,401 sq. ft.

**Total: 4,301 sq. ft. (excluding roof terrace)**



## Contact Us:

Hay Hill Property Services Ltd

Berkeley House

15 Hay Hill

London

W14 9HG

## George Hamblett

07766 234 955

george@hayhillpropertyservices.com

## Michael Macpherson MRICS

07821 130 877

michael@hayhillpropertyservices.com

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**Disclaimer :** These particulars are not to be considered a formal offer, they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless stated otherwise, all prices are quoted exclusive of VAT.

