

LICENSED A1 CHARCUTERIE & WINE BAR LEASE FOR SALE



NAPE, 21 CAMBERWELL CHURCH STREET, SE5 8TR

LOCATION

The property is prominently located on Camberwell Church Street in the heart of Camberwell, a vibrant and increasingly affluent South East London suburb. The immediate area is home to numerous successful independent operators including Daily Goods, Theo's, Silk Road and FM Mangal. Other points of interest include The Camberwell College of Arts, Goldsmiths University. The South London Gallery and Kings College and Maudsley hospitals.

The area is well served with bus services as well as rail / tube services from Denmark Hill (0.6 miles), Oval station (1.1 miles) and Peckham (1.2 miles)

DESCRIPTION

The 1100 sq ft ground floor unit was completely refitted from shell condition 12 months ago and boasts a simple yet atmospheric design with seating for approximately 40 covers. A long counter bar with bar seating forms the heart of the ground floor. There is also a downstairs tasting room for 12-15 people as well as ancillary storage and a small external space at the rear used for barbequing and seating.

FLOOR AREAS

Ground floor - 503 sq ft (46.74 sq m)
Basement - 611 sq ft (56.75 sq m)

LEASE

Available by way of an assignment of a 15 year lease due to expire October 2031 at a rent of £25,000 pax subject to five yearly reviews, the next due in October 2021. The lease is contracted inside the L&T Act 1954 and also includes a tenant only option to break the lease at year 5.

PREMIUM

Offers invited for the benefit of the lease, license and fixed fixtures and fittings.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 11am – 11pm throughout the week. A copy of the license is available on request.

BUSINESS RATES

Rateable value TBC
UBR (2017/18) TBC
Rates payable TBC

VIEWING

By appointment only through sole agents:
Marc Rogers www.mkrproperty.co.uk
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