

FITTED RESTAURANT LEASE FOR SALE



395 Coldharbour Lane, Brixton, SW9 8LQ

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- A3 use with extraction
 - Prime location opposite Brixton Market
 - Rear garden
 - Quality fit out offering a true turnkey operation
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LOCATION

Ideally located within the heart of Brixton, home to one of London's most vibrant restaurant scenes, the subject property sits close to the junction with Atlantic Road, opposite Brixton Market and moments from Brixton Village. Nearby operators include Cricket, Rosa's Thai, Rum Kitchen, The Dogstar, Honest Burger and Elephant.

Ongoing regeneration within the area including investment into Brixton Market, The Walton Lodge Laundry redevelopment and the Somerleyton Road Project (soon to be home of the Ovalhouse Theatre) will further reinvigorate the area. Brixton is very well served by numerous bus routes, a tube station (Victoria line) and mainline station both of which are less than a 5 minute walk.

DESCRIPTION

The ground floor comprises of a high quality open plan kitchen, seating for approximately 36 covers, a disabled WC and a garden at the rear for a further 14 covers. There is scope to reconfigure the ground floor to allow for circa 50 covers. The basement comprises a further dining area (circa 10 covers), customer wc, staff changing and prep kitchen / wash up area. The property is in extremely good order having been completely refitted from scratch in 2015 to include a brand new extraction system.



FLOOR AREAS (approx.GIA)

Ground	-	600 sq ft (55 sq mt)
Basement	-	425 sq ft (35 sq mt)
Garden	-	210 sq ft (19.5 sq mt)

LEASE

Available by way of a new sublease expiring 7th March 2036 at a rent of £65,000 pax and subject to a review on the 8th March 2021 and five yearly thereafter. The sublease will be held outside the L&T Act 1954 with a landlords rolling break from 1st July 2025.

PREMIUM

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

LICENSE

We are advised that the premises license permits the sale by retail of alcohol ON & OFF the premises from 8am to 11pm Sunday to Thursday and from 8am to midnight Friday and Saturday. A copy of the license is available on request.

BUSINESS RATES

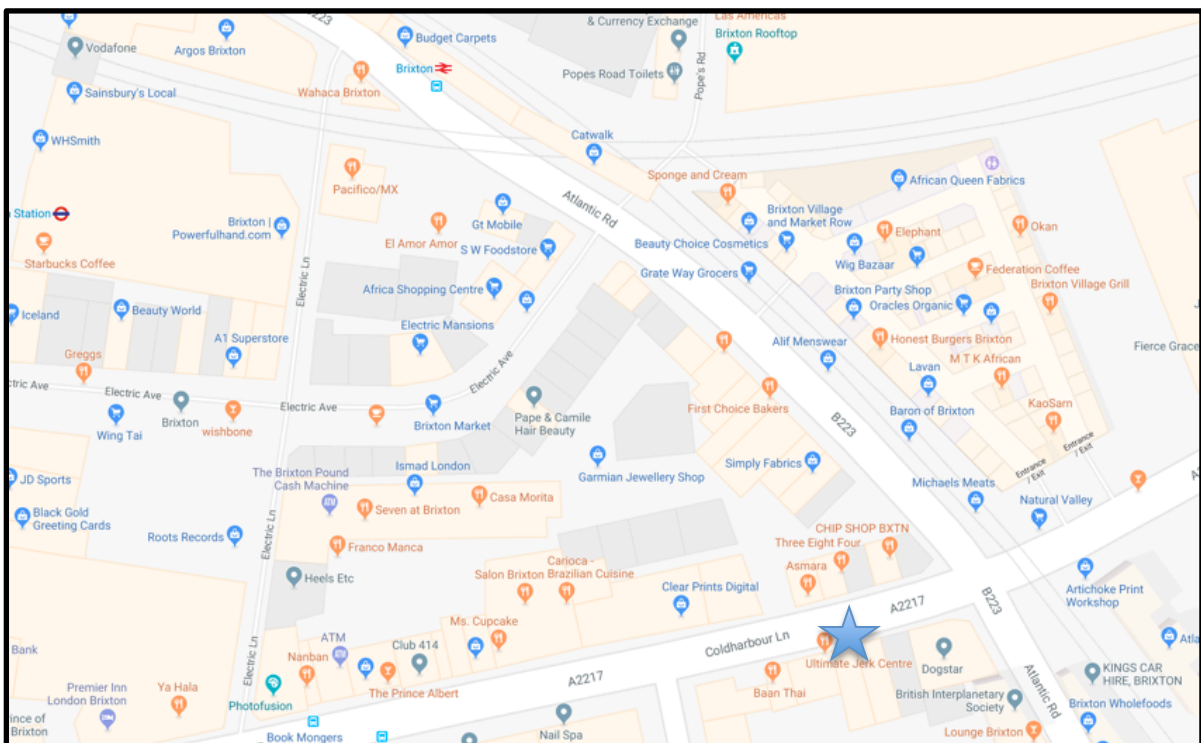
Rateable value - £18,683 UBR (2017/18) - 46.6 Rates payable - £8,706

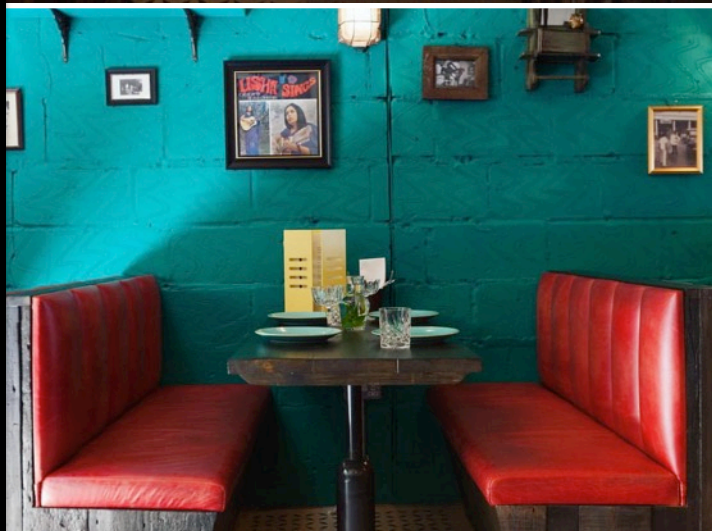
VIEWING

By appointment only through sole agents:

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