

FULLY FITTED RESTAURANT & BAR OPPORTUNITY

Nunhead, SE15

LOCATION

The property is located on trendy SE15 within the Nunhead Green Conservation area. Sitting amongst a parade of boutique shops, wine bars and restaurants. Nunhead Station is a very short walk away with regular and direct services to London Victoria in only 15 minutes and Peckham Rye Station is 0.8 miles away. Nearby operators include Goodcup, Mr Bao, Peckham Bazaar and numerous other independent pubs, restaurants and retailers.

DESCRIPTION

Set over the ground floor only the restaurant boasts plenty of character and natural light and has been fitted out to a high standard. There is a fully fitted kitchen with a wood fired pizza oven and associated extract.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground - 1,270 sq ft / 117.99 sq m

There are 8 additional al fresco covers on pavement and a further 8/10 in courtyard.

RENT

The passing rent is £28,000

LEASE

Available by way of an assignment of the existing 10-year lease from 2016 subject to 5 yearly rent reviews. The lease is understood to be held inside the security of tenure and compensation provisions of the L&T Act 54.

PREMIUM

On application

LICENSE

We are advised that the premises license permits the sale of alcohol on and off the premises from 8am - 23.20 Monday to Saturday and 9am -23.20 Sunday. **The license allows the sale of alcohol without food.** A copy of the license is available on request.

BUSINESS RATES

Rateable Value (from April 2023) -£19,500

UBR - 0.499

Rates Payable - £9,730

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

VIEWINGS & FURTHER DETAILS

Please contact sole agents

Marc Rogers

07816 764653

marc@mkrproperty.co.uk

<http://www.mkrproperty.co.uk>