

CONFIDENTIAL - STAFF UNAWARE
STUNNING RESTAURANT & BAR LEASE FOR SALE
521 Norwood Road, Norwood, London, SE27 9DL





LOCATION

Located on Norwood Road circa 200 metres or a 5 minute walk from West Norwood Station with regular direct trains into London Victoria in 22 minutes.

The area boasts a vibrant and diverse mix of independent and national retailers, cafe's and restaurants. Operators nearby include West Norwood Picture House, Knowles of Norwood, Blackbird Bakery and Sweet Carolina Kitchen & Bar.

[Link to Google Street View](#)

DESCRIPTION

The subject property is very well fitted and is arranged over the ground floor only. The front section features a bar and seating for 26. Towards the rear, there are an additional 16 covers on 2 bench seats alongside a spacious open-plan kitchen (serving as the central kitchen for other stores) equipped with a Gozney wood-fired pizza oven. This area also boasts an office, 2 x cold rooms, wc's, storage space, and pot wash area. The site benefits from three phase electrics and commercial gas. Additionally, there are 4 external covers fronting Norwood Road.

ACCOMMODATION

The property comprises the following approximate floor areas:
Ground floor- 1,624 sq ft/ 150 sq m

LEASE

Available by way of an assignment of the existing 10 year lease from 20th November 2018 at a passing rent of £40,000 pax. The lease is subject to 5 yearly reviews with the November 2023 review outstanding. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

PREMIUM

Premium on application

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 9am to midnight on Fridays & Saturdays and from 9am to 2330 the rest of the week. The license allows the sale of alcohol without food. A copy of the license is available on request.

BUSINESS RATES

Rateable Value - £26,500

UBR - 0.499

Rates Payable - £13,222 (excluding any relief - see below)

The 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

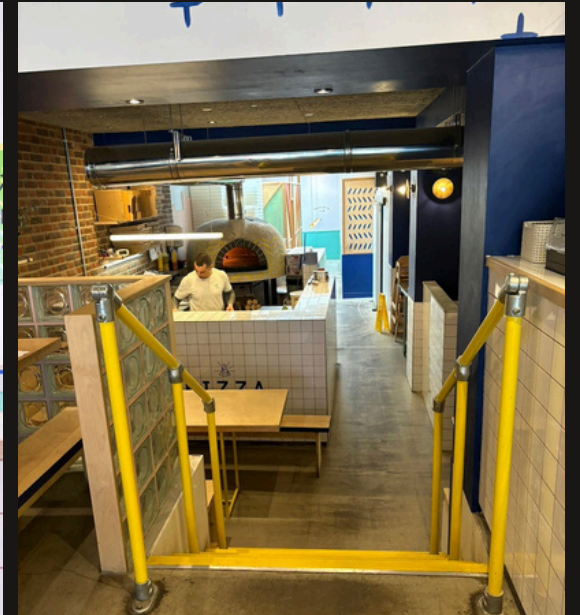
FURTHER DETAILS

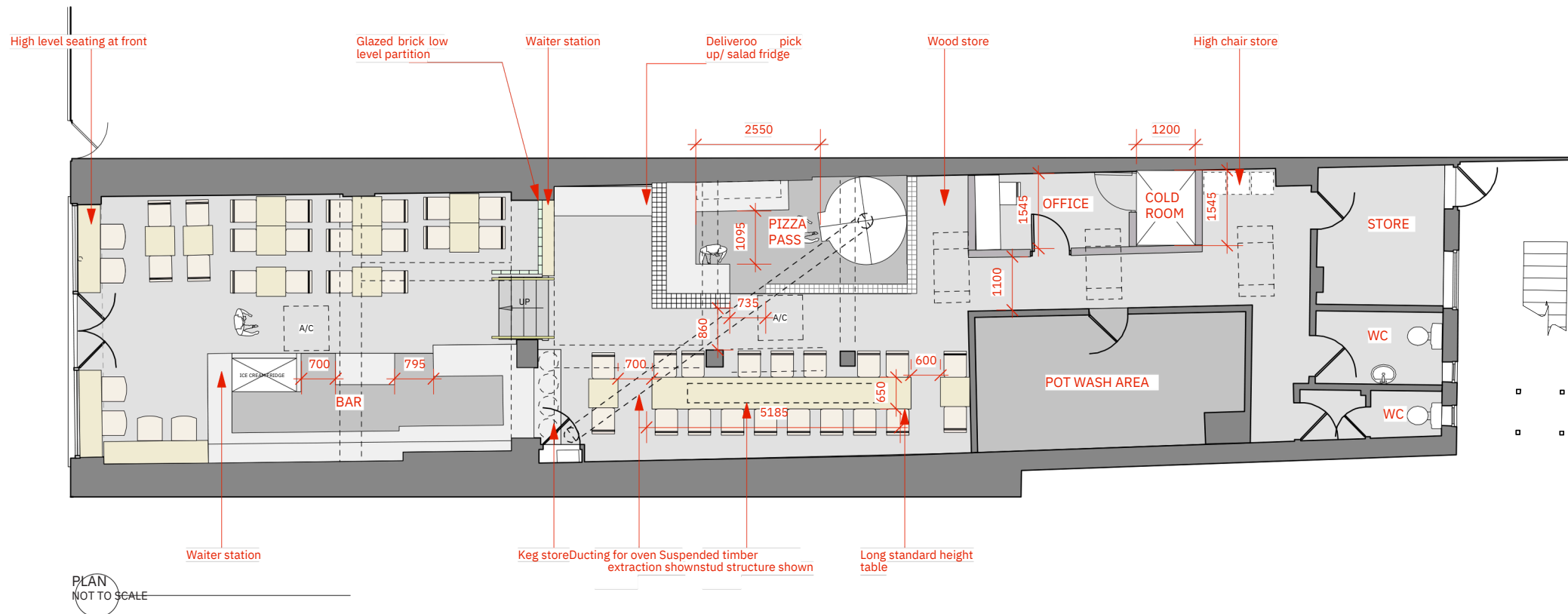
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COVERS:
39 LOW TABLE
SEATS
6 HIGH PERCH SEAT
TOTAL- 45 COVERS

MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment