

CONFIDENTIAL - STAFF UNAWARE

FULLY FITTED RESTAURANT LEASE FOR SALE

169 South Lambeth Road, London, SW8 1XW



- Rent of £38,000 fixed until 2027
- Renewable lease
- Fully fitted with full kitchen extract





LOCATION

The property is situated on South Lambeth Road, close to The Canton Arms (Estrella Damm Top 50 Gastropubs), 400 metres north of Stockwell tube station and 700 metres south of Vauxhall station.

[Link to Google Street View](#)

DESCRIPTION

Fully fitted trading restaurant with abundant natural light, 60 covers on the ground floor, open plan kitchen with full extract and additional capped extract (suitable for pizza) above the existing walk-in fridge. The basement includes three wc's, storage, office, staff changing facilities and cellar storage. External seating for 6 covers.

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor - 1,400 sq ft / 130 sq m
Basement - 365 sq ft / 34 sq m

PREMIUM

Premium on application

LEASE

Available by way of an assignment of the existing 20 year lease from 19th October 2017 subject to 5 yearly rent reviews with the next in October 2027. It is understood that the lease is contracted inside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both from 11am to midnight Monday-Saturday and from 12 noon to 2330 on Sundays. A copy of the license is available on request. .

BUSINESS RATES

Rateable Value - £19,500

UBR - 0.499

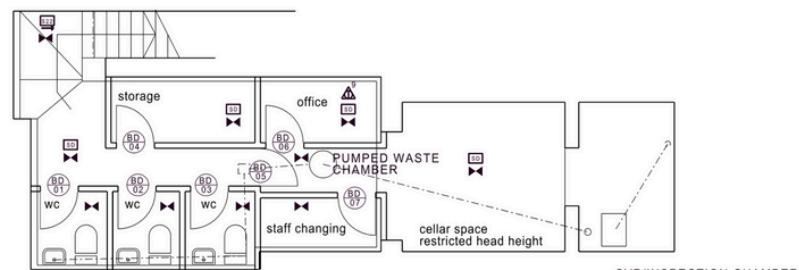
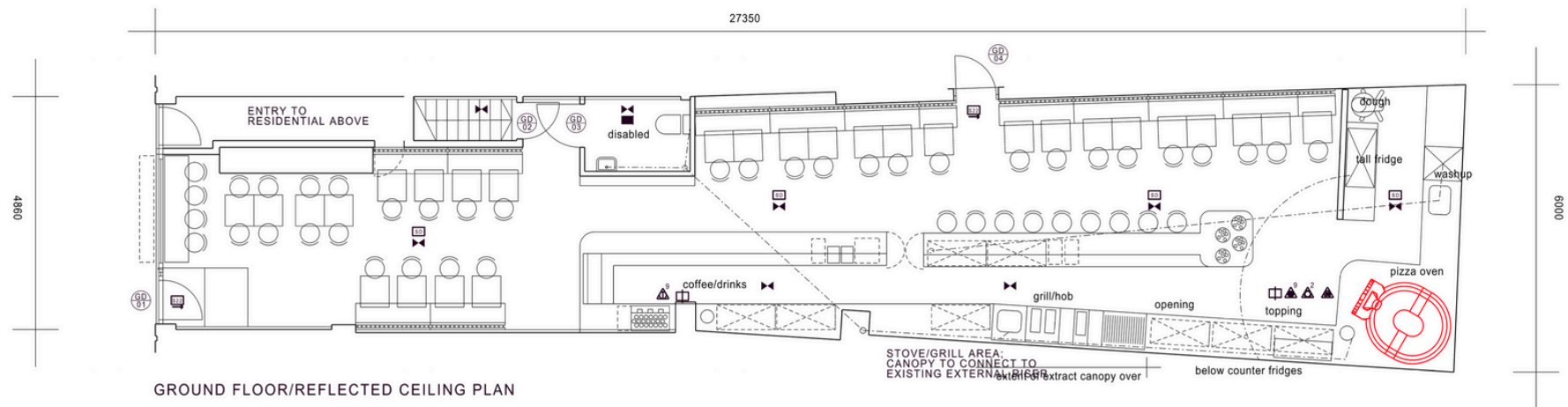
Rates Payable - £9,730.5 (excluding any relief - see below)

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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- 9 9 LITRE WATER EXTINGUISHER
 - 9 9 LITRE FOAM EXTINGUISHER
 - 2 2 KG CARBON DIOXIDE EXTINGUISHER
 - 2 2 KG DRY POWDER
 - ▲ FIRE BLANKET
 - ☐ FIRE CALL POINT (BS 5839)
 - ☐ AREA COVERED BY SMOKE DETECTOR (BS 5839)
 - ☐ AREA COVERED BY HEAT DETECTOR (BS 5839)
 - ☐ AREA COVERED BY EMERGENCY LIGHTING (BS 5266)
 - ▶ SIGN: 'FIRE DOOR KEEP SHUT' 5mm LETTERS, BOTH SIDES
 - ☐ SIGN: 'FIRE DOOR KEEP LOCKED' 5mm LETTERS
 - ☐ SIGN: 'SECURE OPEN WHEN PREMISES ARE OCCUPIED'
 - ☐ SIGN: 'FIRE EXIT' WITH PICTOGRAM AND DIRECTIONAL ARROW TO DIRECTION INDICATED (ALL TO BS 5499)
- CERTIFICATES OF COMPLIANCE TO BS 5839 FOR FIRE ALARMS AND BS 5336 FOR EMERGENCY LIGHTING TO BE PROVIDED TO THE FIRE AUTHORITY

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