

# Scootercaffe

132 Lower Marsh, London, SE1 7AE

Tenure - **Freehold**    Guide Price - **£1,350,000**

# Fleurets

Leisure Property Specialists





## Profitable café/bar

- Rare Waterloo freehold opportunity.
- Two bedroom owners flat above.
- Ground floor and basement trade space.
- Fashionable Lower Marsh frontage.
- External seating area.

## Location

Situated within 250m of London Waterloo Station and within a 5 minute walk of Lambeth North Tube Station. London Waterloo Station is London's busiest railway station with train links to the south and south west of England, and tube links to Northern Line, Bakerloo, Jubilee and Waterloo and City Line.

The immediate area benefits from high levels of local footfall in an area well known for its independent retail operators as well as a growing leisure scene with nearby bars and cafes.



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## Description

A three storey mid-terrace property, rendered to uppers with parapet in front of a pitched roof. Mainly glazed ground floor frontage, with small rear yard space. External seating to front by way of a pavement licence.

## The Business

Scootercaffe has a cult following as a quirky and alternative café bar. It evolved from when our client originally operated the space as a scooter repairs and sales shop, to becoming a coffee shop with scooters and in recent years to trading as a café bar. The business has developed as demand in the immediate area has evolved.

Trading accounts are available to interested parties after a formal viewing.

## Tenure

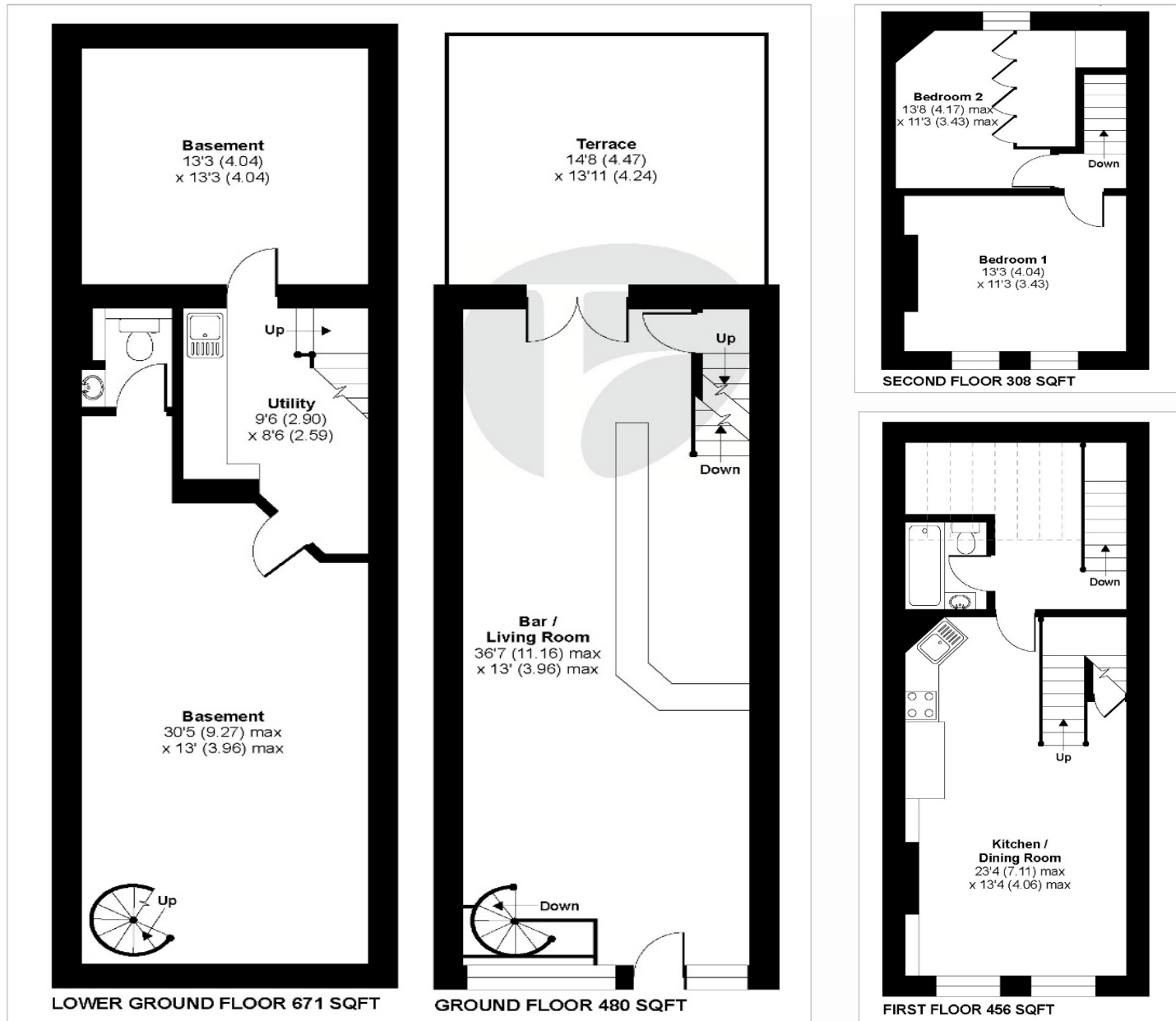
Freehold.

## Accommodation

The ground floor space is arranged as a single room café bar space, with space for circa 22 covers. Bar servery set to the side of the property at the rear and access to rear yard with space for a further 7 covers. Steps down to basement with trading space for 22 covers and customer W/C.

Two bedroom domestic accommodation in the uppers with kitchen/living space and bathroom at first floor, two bedrooms and bathroom on the second floor.











## Business Rates

The property is in an area administered by Lambeth Council. The property is described in the VOA website as 'Shop and Premises' and shows a Rateable Value of £15,000 (with effect from 1st April 2017). N.B: No business rates will be paid in the tax year 2020-21.

## Planning

We have made enquiries with the local authority and can confirm the property is not listed but does lie within the Lower Marsh Conservation Area.

## Services

We understand the premises are connected to all mains services.

## EPC

EPC Rating - C.

## Premises Licence

We are advised that the property has a current premises licence reference PREM1148.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Further Information & Viewing

For further information, please contact Andy Frisby at Fleurets London office – 07471 953 231.

COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.



For further information please log onto [fleurets.com](http://fleurets.com) or give Andy or Richard a call.

**Andy Frisby**  
Divisional Director

☎ 020 7280 4719  
📱 07471 953 231  
✉ [andy.frisby@fleurets.com](mailto:andy.frisby@fleurets.com)

**Richard Thomas**  
Divisional Director

☎ 020 7280 4718  
📱 07795 815 463  
✉ [richard.thomas@fleurets.com](mailto:richard.thomas@fleurets.com)

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20-22 Bedford Row  
London  
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✉ [london@fleurets.com](mailto:london@fleurets.com)

📍 **North West**  
☎ 0161 683 5445  
✉ [manchester@fleurets.com](mailto:manchester@fleurets.com)

📍 **East**  
☎ 01223 402600  
✉ [cambridge@fleurets.com](mailto:cambridge@fleurets.com)

📍 **North**  
☎ 0113 234 0304  
✉ [leeds@fleurets.com](mailto:leeds@fleurets.com)

📍 **West & South Wales**  
☎ 0117 923 8090  
✉ [bristol@fleurets.com](mailto:bristol@fleurets.com)

📍 **Midlands**  
☎ 0121 236 5252  
✉ [birmingham@fleurets.com](mailto:birmingham@fleurets.com)

📍 **South**  
☎ 01273 429500  
✉ [brighton@fleurets.com](mailto:brighton@fleurets.com)

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