

RESTAURANT/ BAR UNIT LEASE ASSIGNMENT

978 SQ FT (90.86 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



**336 COLDHARBOUR LANE, BRIXTON, LONDON
SW9 8QH**

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LOCATION

Located on Coldharbour Lane, the property is found on a popular parade of shops. Only 0.1 miles from Brixton Market, trendy operations have spread from the epicenter of Brixton's cultural hub, down through surrounding streets, and most notably in Coldharbour Lane.

Other local operators include Mamma Dough, Jimmy's Place, Majestic and Brixton Cake Shop.

RENT

£30,000 per annum.

PREMIUM

Seeking offers of a £50,000 premium to include all fixtures and fittings.

TENURE

An assignment of the lease with 10 years remaining from September 2019.

VAT

VAT will be applicable on the property.

COSTS

Ratable Value – £9,800 (2017). These rates will fall under the small business rates relief exception, and therefore tenants will not be charged business rates. Service Charge – yet to be determined. Legal Costs – Both sides will be responsible for their own legal costs.

CONTACT

KALMARs COMMERCIAL

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DESCRIPTION

The property is configured in a rectangular shape with a bar at the front of house and a seating area to the rear.

A small kitchen with full extraction, is in the center of the property. It also benefits from a small private patio at the back of the property.

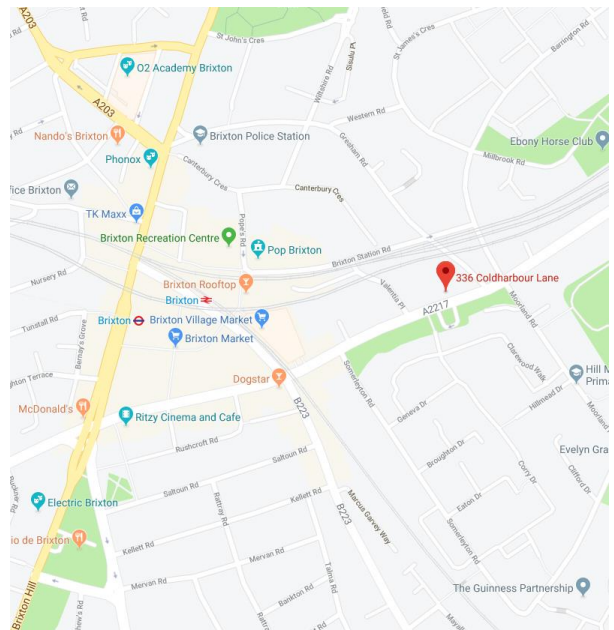
The property has a 4am trading license on Friday and Saturday and has room for 70 covers.

SIZE

Ground Floor: 978 sq ft.

USE

The property currently has usage for A1, A2, A3 & A4 operators. This includes restaurant and drinking establishment uses.



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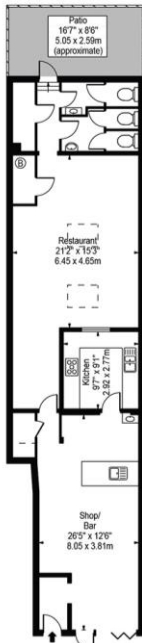
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Coldharbour Lane,
Brixton, SW9 8QH
Approx. Gross Internal Area 978 Sq Ft - 90.86 Sq M



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