

RESTAURANT/BAR UNIT TO LET

947 SQ FT (88 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



**119 DULWICH ROAD, HERNE HILL, LONDON
SE24 0NG**

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LOCATION

Located along Dulwich Road next to Rymer Street, the unit is within a two- minute walk to the commercial center of Herne Hill. The unit benefits from its close proximity to Herne Hill market, Brockwell Park and well-known restaurant's and bars including '500 Degrees' and 'The Florence'.

RENT

£17,000 per annum

TENURE

Assignment of the remaining 11 - year lease.

Premium

Available upon application.

VAT

VAT will be not be applicable on the property.

DESCRIPTION

The property consists of bar area at the front, a kitchen, a toilet, a storeroom (currently used as a passageway) and a rustic looking wooden decked bar to the rear of the building- adding a quirky aspect to the unit.

COSTS

Ratable Value – NIL. Although the business rates are £7,400, under small business relief regulations the amount payable would be £0.

Service Charge – Available upon application.

Legal Costs – Both sides will be responsible for their own legal costs.

Area	Size per sq. ft	Size per sq. m
Bar Restaurant	426	39.62
Bar	302	28.04
Store	72	6.63
Kitchen	114	10.56
Ancillary	33	3.1
Total	947	88



CONTACT

KALMARs COMMERCIAL

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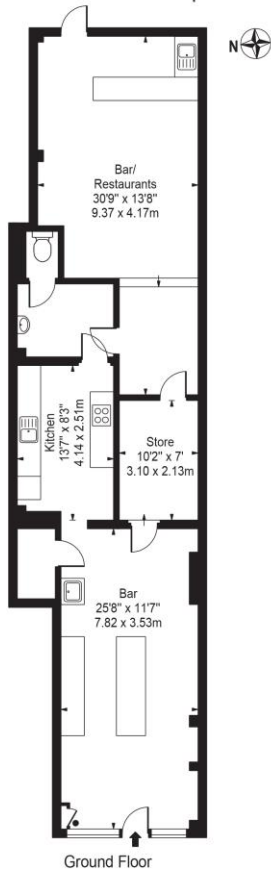
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Dulwich Road,
Herne Hill, SE24 0NG
Approx. Gross Internal Area 947 Sq Ft - 87.98 Sq M



For Illustration Purposes Only - Scale 1:100 at A4 - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



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