

LEASEHOLD BAR FOR SALE BRIXTON, SW9



64-68 ATLANTIC ROAD, BRIXTON, LONDON, SW9 8PY

- Situated approximately 150 metres from Brixton Market and 300 metres from Brixton Underground Station
- Triple fronted unit on a prominent corner position
- Nearby occupiers include Dogstar, Le Bab, Rum Kitchen and BrewDog
- Licensed for the sale of alcohol until 2:00 am Friday and Saturday
- Passing rent of £70,000 per annum
- Approximately eight years unexpired, lease inside the Landlord & Tenant Act 1954
- Trades over ground floor and basement, total gross internal area approximately 262 sq m (2,821 sq ft)
- Trade kitchen at ground floor level

LEASE FOR SALE – Fully fitted and equipped

GUIDE PRICE £125,000

SUBJECT TO CONTRACT – Sole selling agent

LONL586

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Location

The property is situated on Atlantic Road at its junction with Saltoun Road, within an area administered by the London Borough of Lambeth. Brixton Market and Brixton Underground Station (Victoria Line) are both situated a short distance to the north west with the local area undergoing extensive investment / transformation in recent years. Nearby occupiers comprise a mixture of independent operators and corporates including Happy Dumplings, Chip Shop, Prince Albert (Greene King) and the Prince of Wales.

A location plan is enclosed.

Description

Ground floor and basement. Internally the bar is set out as follows:

Ground Floor	Open plan bar area with a bar servery. Trade kitchen.
Basement	Customer WC's, spirit store and storage areas.

A set of floor plans are enclosed overleaf (PDF available by request).

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of the London Borough of Lambeth it is understood the property has a Premises Licence permitting the sale of alcohol from 11:00 am until midnight Monday to Thursday, until 2:00 am Friday and Saturday and 12 noon until 10:30 pm on Sunday.

Rating Assessment

The property is listed within the current (2017) Rating List as a Restaurant & Premises and with a Rateable Value of £36,250, increasing to £41,250 from April 2023.

Tenure

The property is held under the terms of a 15-year sub-lease expiring in February 2031, with approximately eight years unexpired. The rent payable is £70,000 per annum. The lease is inside the protection of the Landlord & Tenant Act 1954. A copy of the lease is available upon request.

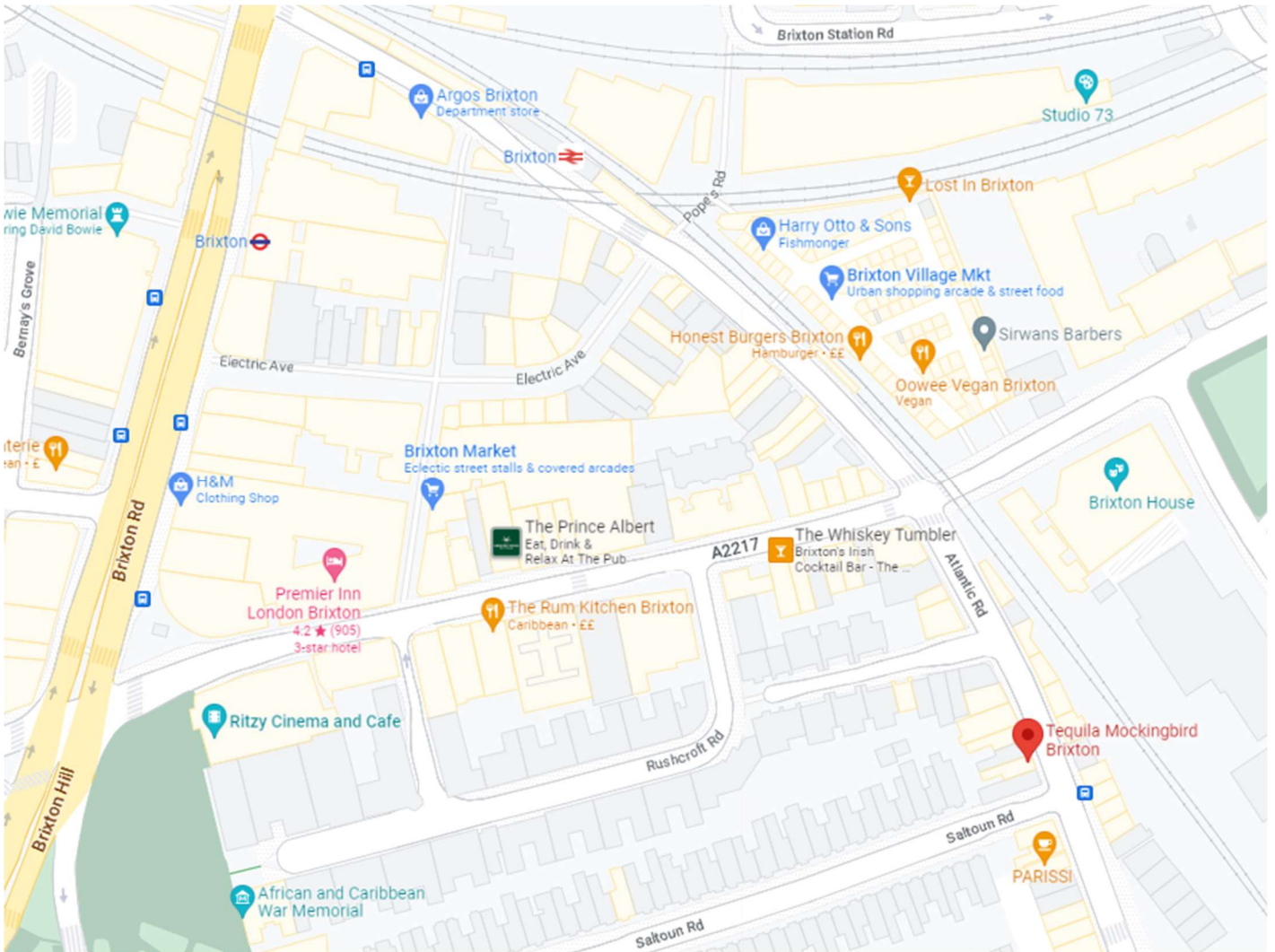
Basis of Sale

Guide price £125,000. Subject to contract.

Viewing and Further Information

For further information, please contact Michael Penfold of the sole selling agents on –
Tel: 07894 210 853 or email: Michael.penfold@agg.uk.com

Location Map



Source: Google Maps. Not to scale - Provided for indicative purposes only.

EPC

Available upon request.

Floor Plans (not to scale)

64 Atlantic Road, London, SW9 8PY

APPROX. GROSS INTERNAL FLOOR AREA 2821 SQ FT 262 SQ METRES

