



FORMER BREWDOG, 419-423 COLDHARBOUR LANE, BRIXTON, LONDON, SW9 8LH

- Situated approximately 150 metres south of Brixton Underground and Railway Stations
- Fronts very popular pitch opposite entrance to Brixton Market
- Fully fitted unit virtually ready to trade with commercial kitchen
- Licenced to sell alcohol until 2:00am on Friday and Saturday
- Lease expires September 2043

LEASEHOLD ASSIGNMENT

GUIDE PRICE £50,000

SUBJECT TO CONTRACT - Sole Selling Agent

LONL693

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS

R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

Fronts busy, trendy pitch surrounded by predominantly independent pubs, bars, restaurant occupiers and retailers. Opposite the entrance to the very popular Brixton Market. Brixton Underground and Railway Stations lie circa 150 metres to the north.

A location plan is attached.

[Link to Street View](#)

Description

The premises is arranged over ground floor only, benefiting from a large open plan trading area with good floor to ceiling height, decorated in an industrial-chic style, fitted with a concrete (28 beer taps) bar servery, exposed concrete flooring and booth seating. The cold beer store lies behind the bar servery. An office, fully fitted commercial kitchen and a set of unisex customer wc's lie to the rear.

Services

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

Licensing

Permits the sale of alcohol from 10:00am until midnight on Sunday, from 10:00am until 1:00am on Monday to Thursday and from 10:00am until 2:00am on Friday and Saturday.

Planning

The property is not listed but lies within a conservation area.

Rating Assessment

Listed as 'Public House and Premises' with a rateable value of £110,000 rates payable circa £60,00 for 2025.

Tenure

Leasehold until 19th September 2043. Passing rent £155,000 per annum excl. VAT.

EPC

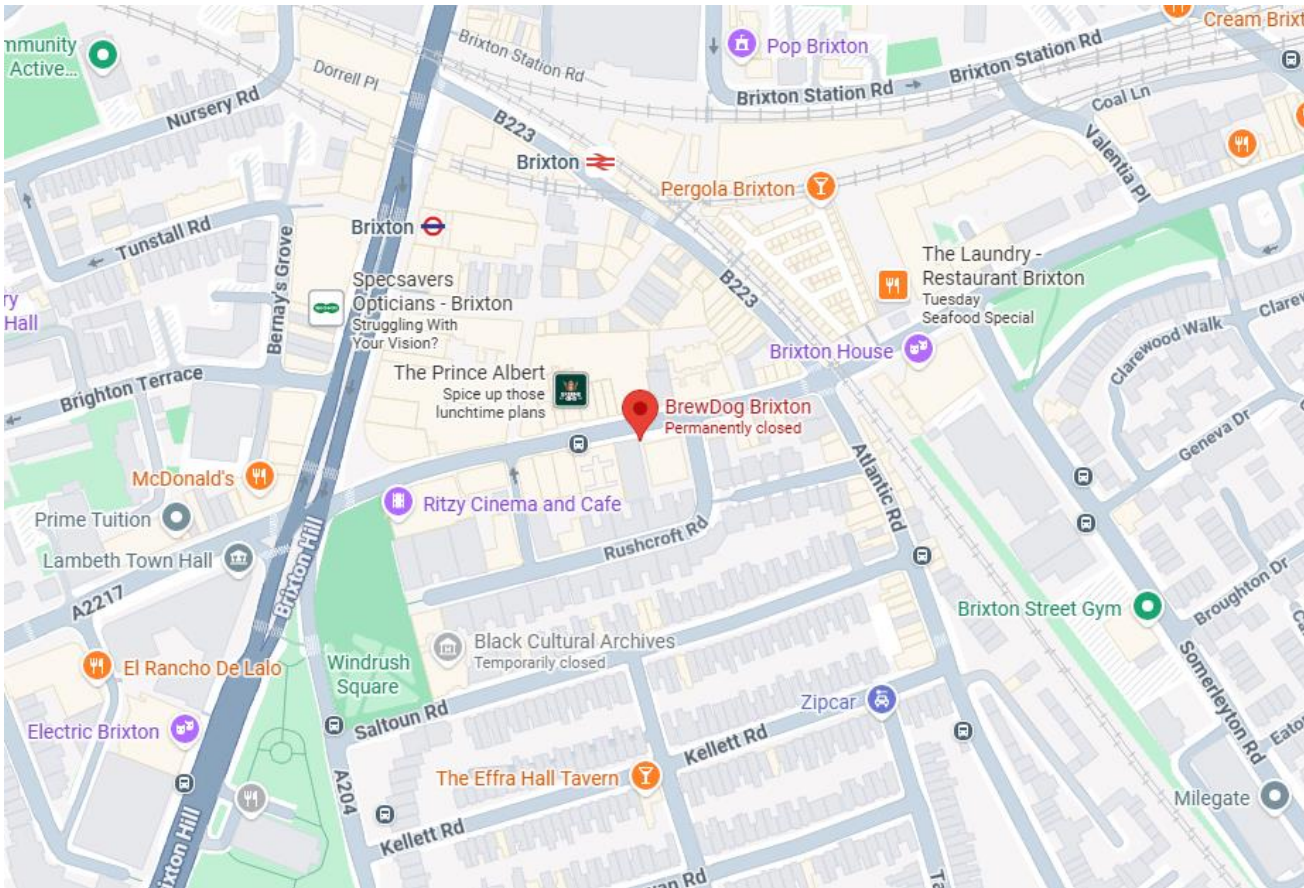
An EPC has been requested and will be available shortly.

Further Information & Viewings

The venue is currently closed, and external inspections are encouraged in the first instance.

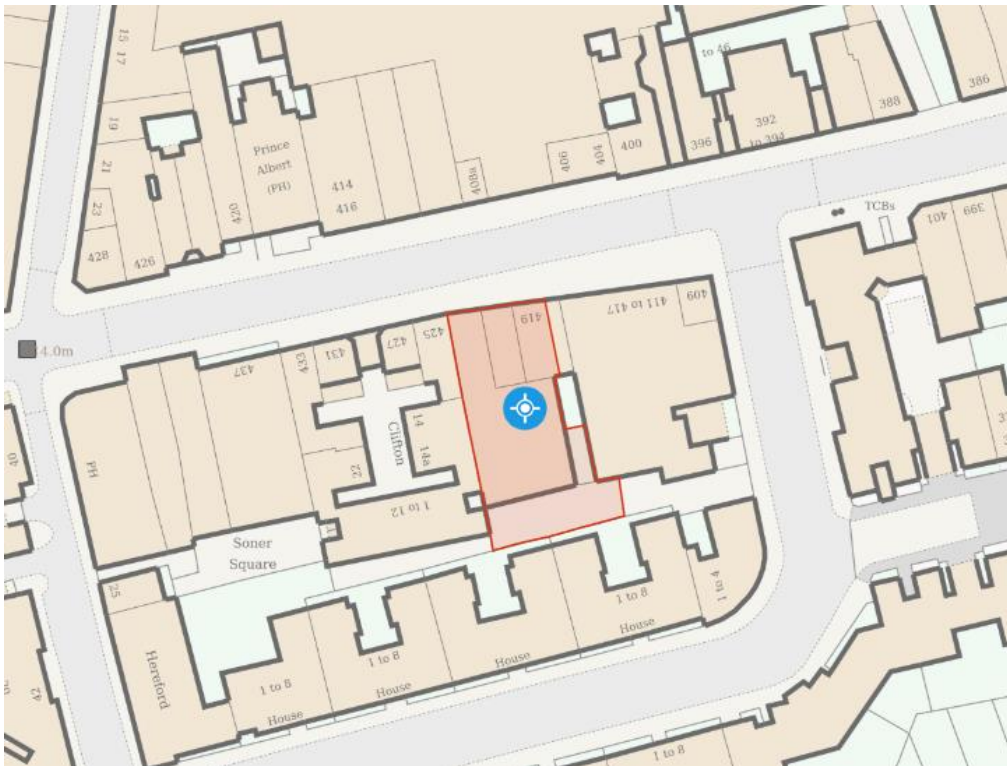
For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: panayiotis.themistocli@agg.uk.com or James Grimes on 07989 986388 / email: james.grimes@agg.uk.com

Location Plan - [Link to Location Map](#)



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

Site Plan



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

Additional Photos



