

NIL PREMUM: NEW SUB-LEASE BAR / RESTAURANT OPPORTUNITY BRIXTON



FORMER BREWDOG, 419-423 COLDHARBOUR LANE, BRIXTON, LONDON, SW9 8LH (Historic photo)

- 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
- Available by way of a new, free of tie sub-lease expiring September 2043

TO LET – ALL TERMS TO BE NEGOTIATED
RENTAL OFFERS INVITED (VAT PAYABLE ON THE RENT)

SUBJECT TO CONTRACT - Sole Selling Agent

LONL693

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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.

Basis of Letting

The property is available by way of a new, nil premium, free of tie, sub-lease expiring September 2043. All terms are to be agreed. Subject to contract and subject to landlord approval. VAT will be payable in addition to the rent.

EPC

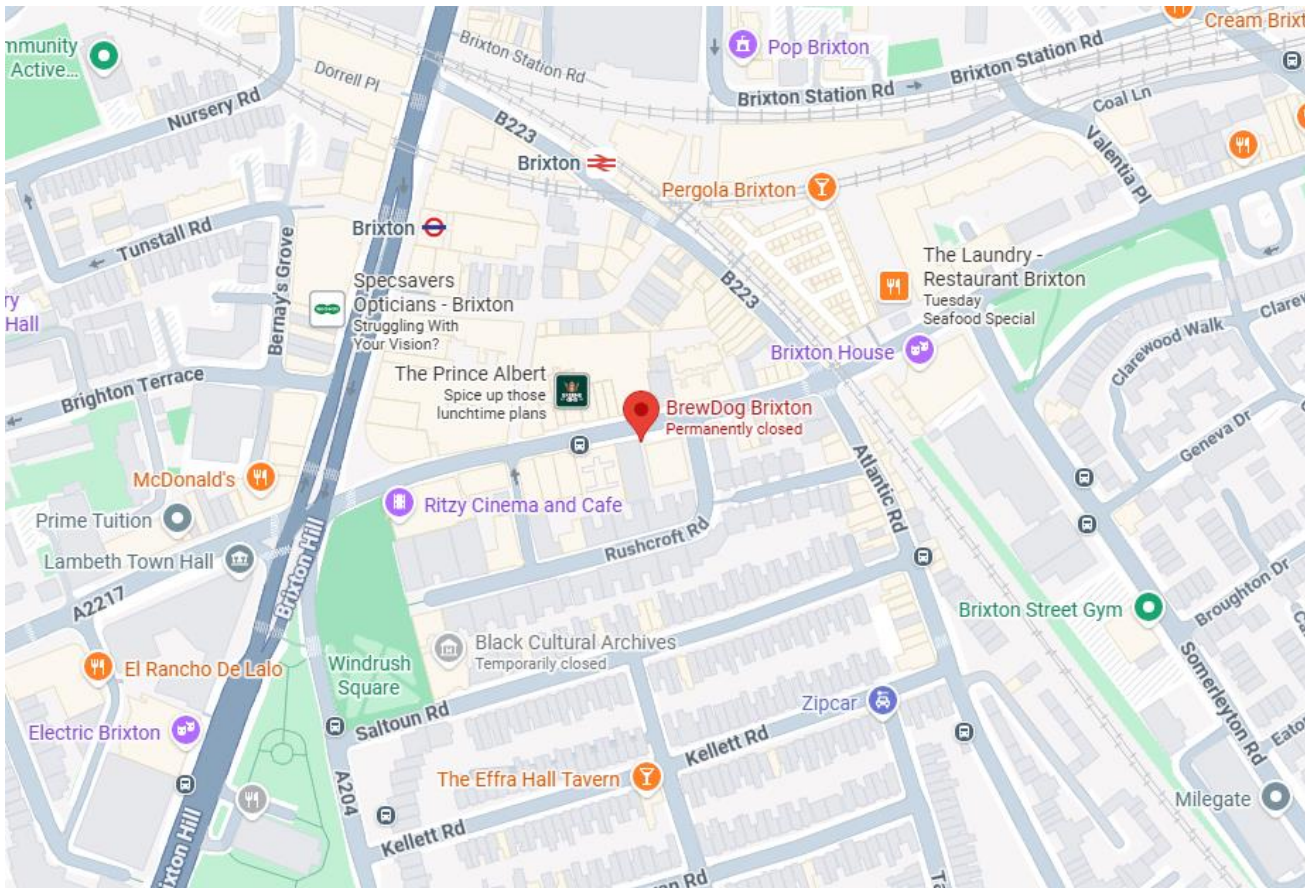
An EPC has been requested and will be available shortly.

Further Information & Viewings

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

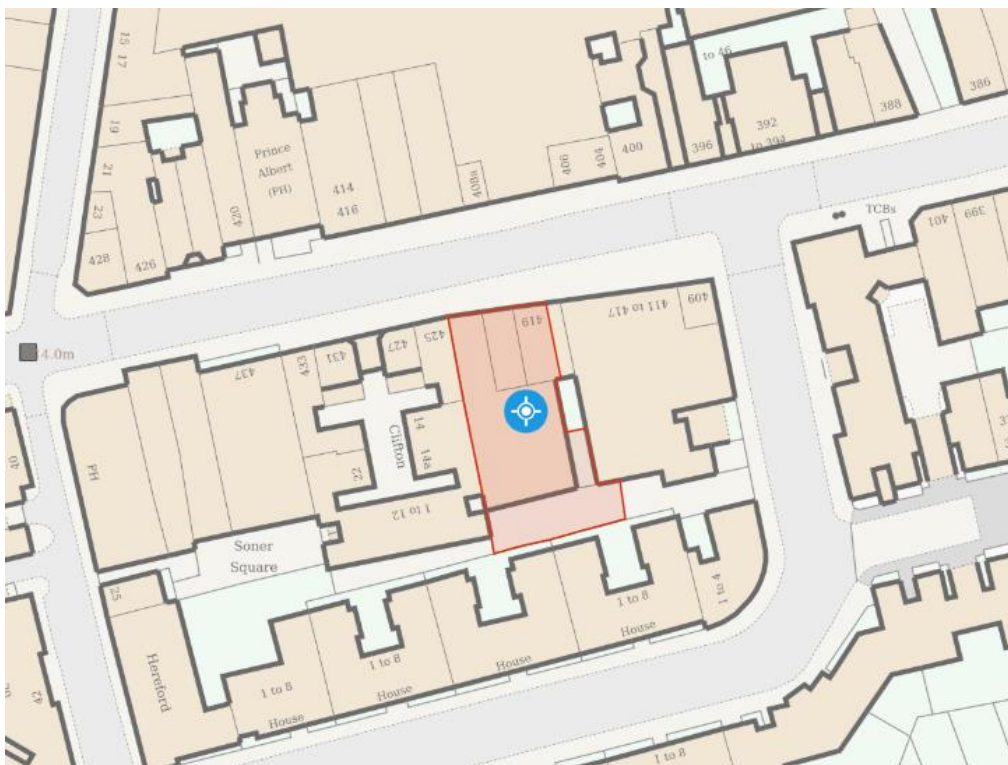
For further information or to organise a viewing, please contact Panayiotis Themistocli on 07973 856232 / email: panayiotis.themistocli@agg.uk.com or James Grimes on 07989 986388 / email: james.grimes@agg.uk.com

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



