



TO LET

325 Brockley Road
Brockley
London
SE4 2QZ

Lease Available/Business For Sale





Location

The premises are located in a popular secondary retail parade, on the Eastern side of the busy Brockley Road (B218), close to its junction with Adelaide Road. This section of Brockley Road has a good mix of occupiers, including a Co Op local and there is a high density of residential premises in the immediate surrounding area.

The area is well served by transport links, with numerous bus routes using Brockley Road and both Brockley and Crofton Park train stations being within 1km to the North and South respectively.

Description

The premises are trading as a Tapas restaurant and are fitted as you would expect, with retail/seating area, bar/open plan kitchen area, rear prep/storage areas including walk in cold room, an additional store room, male and female W.Cs, a forecourt area for approximately 14-16 covers and a rear courtyard with separate bar area, with space for approximately 30 covers.

The premises are fully alarmed and has had a new boiler fitted.

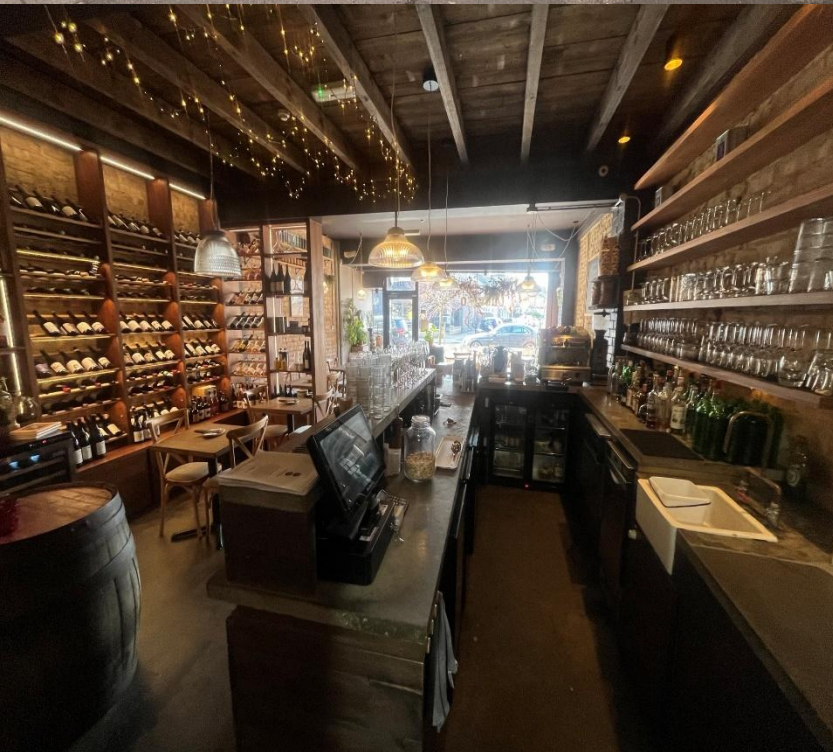
Premium

We are instructed to seek premium offers for the benefit of our client's lease, business and fixtures and fittings/fit out.

Accommodation

The premises afford the following approximate Net Internal Areas (NIA):

Retail area (Including bar and open plan kitchen)	70.4 sq m	754 sq ft
Prep/storage areas	11.52 sq m	124 sq ft
Walk in cold room	5.2 sq m	52 sq ft
Store room	4.65 sq m	50 sq ft
2 x W.Cs		
Forecourt		
Rear courtyard	40.48sq m	435 sq ft





Business Rates

The property is currently on the 2023 rating list with a rateable value of £16,000. However, interested parties should make their own enquires of the local authority.

Property Use

The property is believed to have E class use.

Rent

£24,000 Per Annum Exclusive.

Property Terms

Assignment of existing 12 year lease from 2019 on effective FR&I terms with 4 yearly rent reviews, inside the 1954 landlord and tenant security of tenure act.

Alternatively, the superior landlord will give consideration to the granting of a new lease subject to contract and status.

VAT

VAT will be applicable.

EPC

The property has an EPC rating of C (54).

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewings

Strictly by prior arrangement with sole agents Hindwoods on 0208 858 9303:

Ben Lewis

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