

ICONIC FITTED BAR AND NIGHTCLUB (24 HOUR LICENCE)

LEASE ASSIGNMENT

Prince of Wales 467-469 Brixton Road, London SW9 8HH

**SHELLEY
SANDZER**
Since 1983



LOCATION:

The property benefits from a very position on the corner of Brixton Road & Coldharbour Lane.

Situated at the heart of Brixton's F&B and late night circuit, the property is circa 5 metres from Brixton Underground Station. Local operators include Brixton Academy, Rum Kitchen, Dogstar, Ritzy Cinema, The Electric and Barrio Bar..

ACCOMMODATION:

The property include a ground floor and basement bar and a nightclub (with a self-contained access) over first – third floors with two large external terraces. The approximate gross internals areas are as follows:

BAR

GROUND FLOOR 235.04 sq m / 2,530 sq ft

GROUND FLOOR COUTYARD 45.06 sq m / 485 sq ft

BASEMENT 170.01 sq m / 1,830 sq. ft

NIGHTCLUB

FIRST FLOOR 515.05 sq m / 5,544 sq ft

SECOND FLOOR 239.97 sq m / 2,583 sq ft

SECOND FLOOR TERRACE 124.95 sq m / 1,345 sq ft

THIRD FLOOR TERRACE 239.97 sq m / 2,583 sq ft

TOTAL 1,570.05 sq m / 16,900 sq ft sq. m

LEASE:

Held by way of a lease expiring on 18 November 2029 at a current passing rent of £400,000 p.a. (Inside the Security of Tenure provisions of the Landlord and Tenant Act

LICENCE:

The whole property benefits from a 24 hour trading license for alcohol and the provision of music and dance.

RATES:

The VOA Website provides the following assessment:
Rateable Value: £286,000 (2023/2024)

Interested parties are advised to make their own enquiries.

PREMIUM:

Premium offers invited.

LEGAL COSTS:

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

EPC:

Available on request.

VIEWINGS:

Strictly by appointment by sole agents Shelley Sandzer:

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