



Southwark Street

London, SE1

**Fully Fitted
Restaurant/Takeaway
located in very busy
Borough Location - Lots of
Passing Trade**

2,631 sq ft
(244.43 sq m)

- Fully Fitted and Trading
- Heavy Passing Trade Every Day
- 2 min Walk from Borough Market
- Good Lease Term
- Fair Passing Rent

Southwark Street, London, SE1

Summary

Available Size	2,631 sq ft
EPC Rating	Upon enquiry

Description

Fully fitted and trading fast food style restaurant laid out over ground floor and basement with a large basement with seating for approximately 40. The ground floor is more takeaway style with approximately 12 covers and large serving counter.

Location

Prime location on Southwark Street close to Borough Market seeing heavy footfall every day of the week.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	667	61.97
Basement	1,964	182.46
Total	2,631	244.43

Tenure

An assignment of the existing lease granted for a term of 25 years from 15/8/16 subject to five yearly rent reviews.

There is a tenant only right to break in the lease dated 18/08/31 to be activated on 6 months prior written notice.

Passing Rent

£70,000pax

Premium

Offers in excess of £150,000 for the benefit of the leasehold interest, license, fixtures and fittings

Premises License

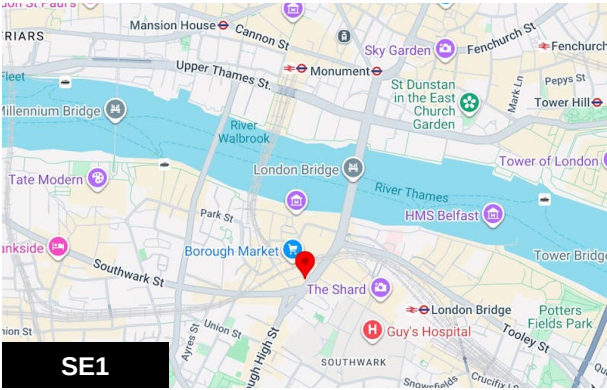
There is a premises license in place allowing the sale of alcohol

Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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