



**1am Restaurant/Bar/Lounge**  
7-9 Montpelier Vale, London, SE3 0TA

**Blackheath Lounge / Bar /  
Restaurant / with Large  
Outside Dining Area To Let**

**3,100 sq ft**  
(288 sq m)

- Double Fronted
- New Lease Available
- Sought After Location
- Nil Premium
- Large Outdoor Seating Area
- Optional Upper Levels Available

# 1am Restaurant/Bar/Lounge, 7-9 Montpelier Vale, London, SE3 0TA

## Summary

Available Size	3,100 sq ft
EPC Rating	Upon enquiry

## Description

The ground floor and basement of this building were previously trading as a bar/restaurant and are now available to let together with the large rear garden area. The entire building has been extensively refurbished and prepared to shell and core condition. There is an option to include the first and second floors.

## Location

The premises are located in a prime position on Montpelier Vale, Balckheath having a double fronted presence and being clearly visible from all angles along the busy high street location. Nearby operators include the Ivy Brasserie, Franco Manca, Boulangerie Jade, O'Neils, Hand Made Food, Gails Bakery and Greggs to name just a few.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,100	102.19
Basement	1,000	92.90
Outdoor - Terrace Dining	1,000	92.90
<b>Total</b>	<b>3,100</b>	<b>287.99</b>

## Tenure

A new Full Repairing & Insuring lease for a term to be agreed, to cover the whole building plus the garden.

## Rent

Offers in the region of £80,000 per annum exclusive.

## VAT

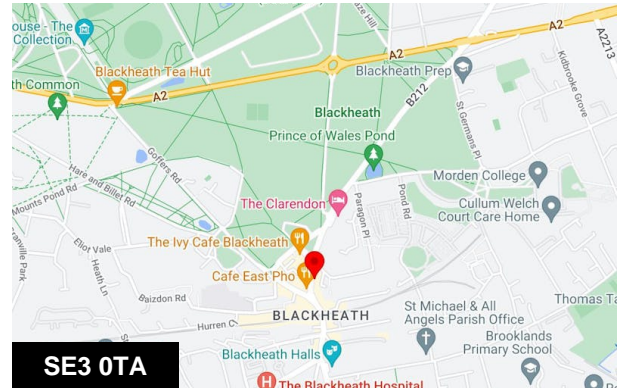
All prices quoted may be subject to VAT if applicable.

## Licence / Planning

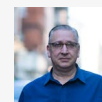
The premises benefit from E class planning use class, with a licence allowing the sale of alcohol until 00:00 Monday to Thursday and until 00:30 on Friday to Sunday.

## 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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