Description
A rare opportunity to acquire the remaining 13 years of a valuable lease with A4 (drinking establishment) use. Measuring 795ft² in total, the property is split over ground floor and basement levels and comprises a fully fitted kitchen, bar and restaurant. With an asking rent of £15,000, this proves an affordable lease assignment and as Brixton continues to thrive as a social hub for South London, and given the bars’ location opposite the popular ‘Hootananny’ pub, much interest is anticipated from local operators.

Location
The property is positioned on Brixton Water Lane close to the junction with the busy Effra Road/Tulse Hill (A204). Brixton Road is located approx 1 mile North of the property, and benefits from considerable pedestrian and vehicular traffic due to it’s mixture of retail and leisure operators.

Both Brixton rail and underground stations are located on nearby Brixton Road, providing regular access to Central London. Numerous bus routes pass in front of the property.
Accommodation
The ground floor is arranged as a well presented cafe/bar measuring 350ft² (approx) with a 94ft² kitchen to the rear.
The basement area measures 351ft² (approx) and forms a ‘snug’ area which also has facilities to be used as a private screening room.

Planning/Use Classification
The property benefits A4 (drinking establishment) use. A1, A2 and A3 uses are automatically permitted, but any alternative uses will require further planning permission. All planning related enquiries should be directed to the London Borough of Southwark.

Rates
According to the summary valuation effective from 1st April 2010, the rateable value for the property is £4,950. We understand rates payable are therefore approximately £2,267 per annum for the period 2012/2013.

Terms
Our clients are seeking to assign the remainder of their existing lease which expires on 30th March 2026 with a break at 30th March 2018. The current passing rent is £15,000 per annum exclusive.

Our clients are seeking a premium for the fixtures and fittings, for which offers are being invited.

VAT
We understand this property is not elected for VAT therefore none will be payable on the rent.