

Prime A3 Café/Restaurant Lease For Sale

Peckham Road London SE5



Location

 [View on map](#)

The premises are located on Peckham Road, which runs between Camberwell and Peckham. The unit benefits from proximity to UAL, student accommodation, the NHS, and Southwark Registry Office.

Description

The premises are fully fitted and trading as a coffee shop/roastery with fitted bar area and kitchen. Both the roastery and the kitchen have full extraction to the roof. The unit benefits from approximately 50 covers inside, with a demised outside seating area with a further 30 covers. There is a separate storage area in the basement by way of a separate lease. The lease comes with the benefit of a late licence.

Floor Areas

Ground Floor:	102.1 sq m / 1,100 sq ft
Outside Area:	37.2 sq m / 400 sq ft
Total:	139.3 sq m / 1,500 sq ft

Tenure

We are offering an assignment of our client's FRI Lease, expiring in 2037 subject to 5 yearly rent reviews. It is understood that the lease is granted outside the security of tenure provisions of The Landlord and Tenant Act 1954, part two as amended.

Rent

The current passing rent is £30,000 per annum exclusive.

VAT

All prices quoted may be subject to VAT if applicable

Confidentiality

This letting 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.

Viewings

Through the vendor's sole agent:

CDG Leisure (Attention of Tom Crosthwaite)

e: tom@cdgleisure.com

m: 07718477391

t: 020 7100 5520

a: 3-5 Bateman Street, London W1D 4AG

w: cdgleisure.com

Premium

Offers In Excess of £100,000

**"If you want to go fast,
go alone. If you want to
go far, go together."**

African Proverb