

LEASE AVAILABLE

109-111 BLACKFRIARS ROAD, LONDON SE1 8HW

BUSINESS FOR SALE

2,325 sq. ft (216 sq. m)

GROSS INTERNAL AREA
SIZES AND DIMENSIONS ARE APPROXIMATE



SUCCESSFUL CAFÉ/CATERING BUSINESS AVAILABLE IN PRIME LOCATION

RENT: £68,000 per annum

BUSINESS PREMIUM: £500,000

PLEASE CALL US ON: 020 8703 8075

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

An exciting opportunity to acquire a successful café and catering business. The property itself is double fronted with an attractive outdoor seating area, occupying a prominent position along Blackfriars Road. Masters' café occupies the ground floor as a fully operational and successful café/deli with A3 Use Class. The basement comprises a large, high specification, industrial kitchen, office space, and storage facilities that serve the profitable catering side of the business, providing services to an array of notable firms in and around Central London. Both floors benefit from rear access, and 2 secure allocated parking spaces.

A business premium of £500,000 for the well-established and successful café and catering business as a going concern which includes fixtures and fittings.

Existing clients include Vodafone, Ralph Lauren, Clarins and RICS.

Average café/catering turnover: £27,000 per week.

Further business information available on request.

LOCATION

Located along the busy Blackfriars Road, the property is well situated amongst key transport links, being 0.2 miles from Southwark underground station and 0.4 miles from London Waterloo mainline station.

ACCOMMODATION

GROUND FLOOR:	1,216 sq. ft	(113 sq. m) approx.
BASEMENT:	1,109 sq. ft	(103 sq. m) approx.
TOTAL:	2,325 sq. ft	(216 sq. m) approx.

ENERGY PERFORMANCE (EPC)

43 | B



TENURE

Available as an assignment of an existing lease.

Rent: £68,000 per annum.

Service Charge: 24.56%

Lease end: 24th June 2028

Rent Review: Every 5th year of term – June 2023

PREMIUM

£500,000

*Business accounts to be discussed directly with the owner.

BUSINESS RATES

The Rateable Value is: £92,500

Payable: £46,000

*All applicants are advised to make their own enquiries with the local council

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract

VIEWING AND FURTHER INFORMATION:

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BASEMENT





GROUND FLOOR



GROSS INTERNAL AREA

SIZES AND DIMENSIONS ARE APPROXIMATE

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