

RESTAURANT LEASE AVAILABLE

519 NORWOOD ROAD, LONDON SE27 9DL

1,650 sq. ft (153.3 sq. m) APPROX. INCLUDING REAR SEATING AREA



SUCCESSFUL RESTAURANT BUSINESS FOR SALE

RENT: £25,000 pa

PREMIUM: OFFERS IN EXCESS OF £125,000

PLEASE CALL US ON: 020 8703 8075

- 90 Cover Restaurant
- High Footfall
- A3 Licence
- Covered Outdoor Seating Area

 **GrayPoint**
COMMERCIAL PROPERTY ADVISORS

 **RICS**
Regulated by RICS

DESCRIPTION

Arranged over the ground floor, with mezzanine seating, the property is fit out to a high specification as a successful restaurant with A3 licence. To the rear there is a large outdoor seating area. There is potential to seat 90 covers across all spaces.

A premium for the restaurant as a going concern which includes fixtures, fittings, goodwill, and a well-established town centre business.

LOCATION

Set within a prime location along Norwood Road (A215), just off the South Circular. The restaurant is a 5-minute walk to both West Norwood Station and Tulse Hill train stations.

ACCOMMODATION

Restaurant: 1,008 sq. ft (93.7 sq. m) approx.

Outdoor Seating: 642 sq. ft (59.6 sq. m) approx.

ENERGY PERFORMANCE (EPC)

49 | B

BUSINESS RATES

The Rateable Value is: £17,000

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

TENURE

Available as an assignment of an existing lease.

- Rent review: Every 5th anniversary (2027/2032)
- Lease ends: 2037 (15 years remain)

Further lease information is available on request.

RENT

£25,000 per annum

*We believe that the building is not VAT elected. Interested parties should make their own enquiries.

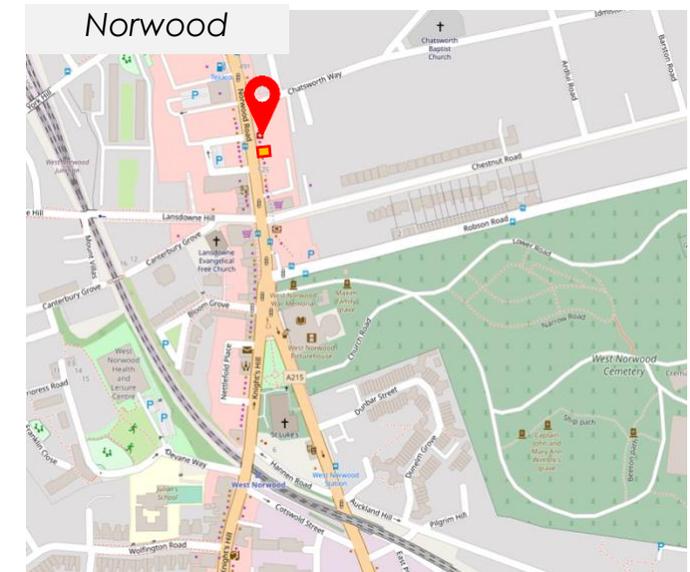
LEASE BUSINESS PREMIUM

Offers in excess of £125,000

LEGAL COSTS

Each party to cover their own legal costs.

Subject to contract.



VIEWING AND FURTHER INFORMATION

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