

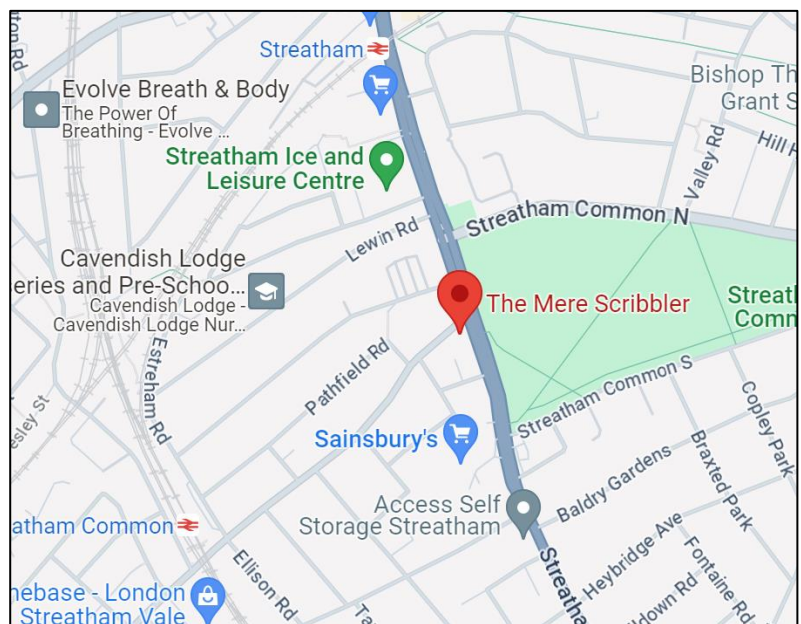


Mere Scribbler, 426 Streatham High Rd, London SW16 3PX

## Summary

- Prime location opposite Streatham Common
- Outside area
- Leasehold assignment with low rent
- Free of tie
- Ground floor and basement only
- Sui generis use

## Premium Offers Invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

Connie Start  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

Paul Tallentyre  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)



**Location**

The property is located in Streatham, southwest London on a prominent corner position fronting Streatham High Road and Greyhound Lane, opposite Streatham Common. The property has the benefit of good transport links with Streatham Station 0.3 miles north, Norbury Station 0.7 miles south and Streatham Common Station 0.4 miles west of the property. The surrounding occupiers include residential dwellings, other licensed operators, and retailers.

For better understanding of the location please review:

[Google Street View](#).

**Description**

The premises occupy the ground floor and basement of a four storey building. The ground floor comprises of a large open plan trade area served by a central bar servery. Ancillary accommodation consists of a trade kitchen and Disabled WC and customer WC's. To the basement is customer WC's, cellarge and stores. To the rear of the property is a large patio area for approximately 50 covers.

**Tenure**

Leasehold

**Terms**

An assignment of the existing lease expiring in March 2041, at a rent of £45,000 per annum. The lease is contracted inside the Landlord & Tenant Act 1954, with five yearly rent reviews. There is an outstanding rent review which is to be negotiated with the Landlord.

**Premium**

Premium Offers Invited.

**Planning**

The property benefits from Sui Generis Use.

**Business Rates**

The property is listed in the VOA business rates list as having a rateable value of £31,000.

**Licensing**

The Premises Licence permits the open hours from:

Sunday to Thursday	08.00am to 12.30am
Friday and Saturday	08.00am to 02.00am

**EPC**

An EPC has been commission and can be provided upon request.

**Legal Costs and Confidentiality**

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

**Viewings**

All viewings should be arranged through the sole agents, Davis Coffery Lyons.



Davis Coffery Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffery Lyons Limited.