



**DAVIS
COFFER
LYONS**

LEASE FOR SALE– QUEENS ROAD PECKHAM, SE15

C.1,540 SQ FT FITTED RESTAURANT & EVENT SPACE



117 & 119 Queens Road Peckham SE15 2EZ

Location

The premises are located on a popular F&B pitch on Queens Road close to Peckham High Street. The area is popular with young professionals and creatives with additional footfall driven by Goldsmiths University. Queens Road Overground Station is less than two minutes away.

Nearby operators include Peckham Cellars, Beer Rebellion, Mamma Dough, Blackbird Bakery and Prince of Peckham amongst others.

For an understanding of the location please review [Google Street View](#).

Description

Kudu (119) is arranged over ground floor only and has been fitted to an exceptionally high quality. There is an open plan dining space with an assortment of seating and an open cook line with high stool seating. Towards the rear are WCs and stores. There is an external terrace for seasonal outside dining along with a 2-bedroom flat suitable for use as staff accommodation.

The adjacent Curious Kudu (117) is currently used as a private dining space capable of seating 14 guests or 35 standing but well suited to a variety of uses supporting the restaurant space next door.

There is no internal connection between 117 and 119.

We understand the GIA to be:

117 Queens Road	Ground Floor	600 sq ft
119 Queens Road	Ground Floor	937 sq ft

Lease

The premises are held on existing leases expiring June 2037 held inside the L&T 1954 Act. The passing rent is £32,250 pax (119) and £17,000 pax (117). Premium offers invited for the benefit of the leasehold interest, fixtures and fittings.

Rating

The current rateable value of the premises is £12,000 per annum and £13,250 per annum respectively. All interested parties are advised to confirm with the local authority.

Planning / Licencing

The premises benefit from E Class Use. The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday - Sunday	12.00 – 23.00
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Further Details

Certificate available upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffey Lyons: [dcl.co.uk](#) and Jenkins Law [jenkinslaw.co.uk](#)

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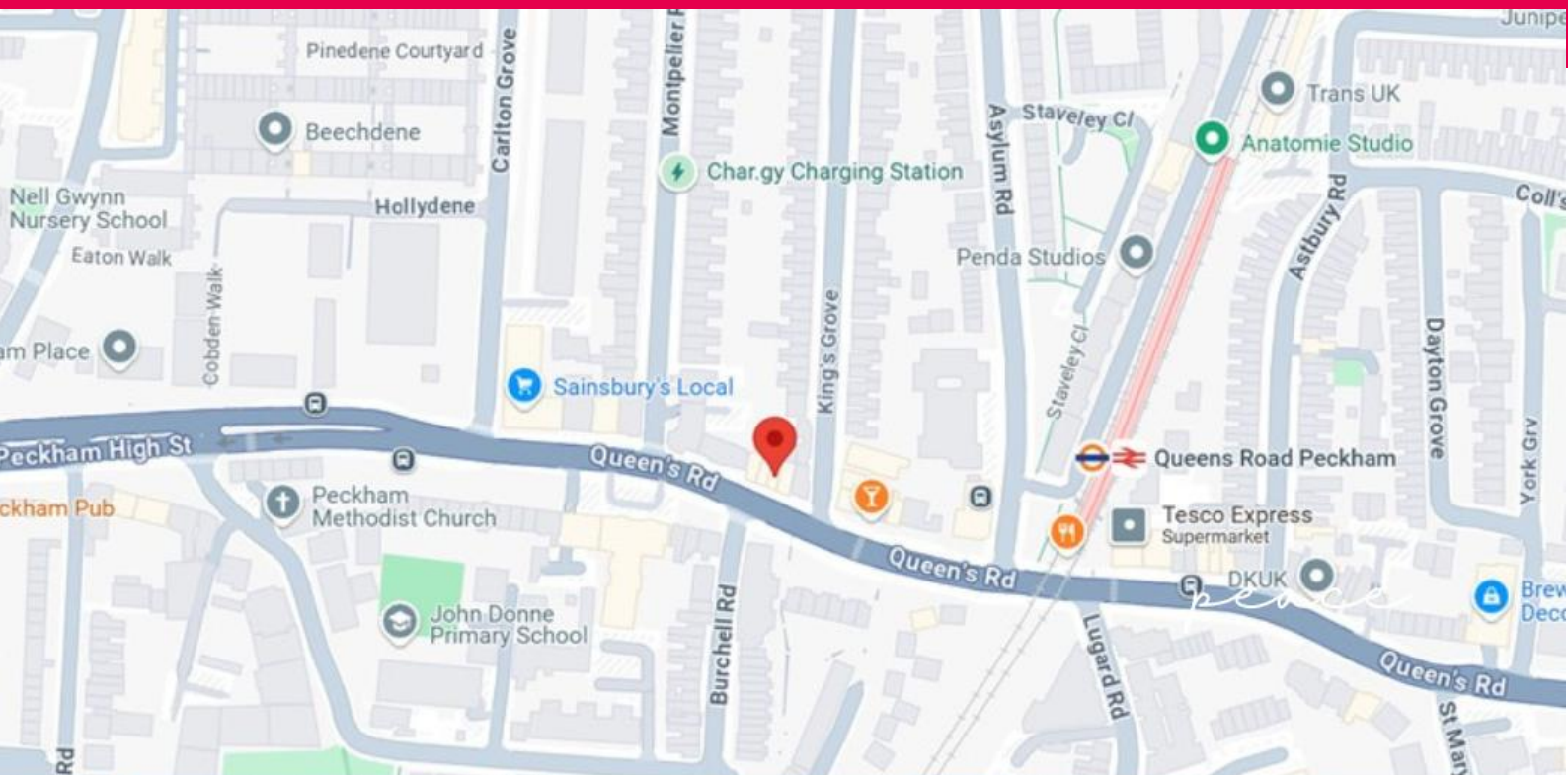
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THE COFFER GROUP

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