



18-20 Kennington Road, London SE1 7BL

Location

The property is situated just south of Lambeth North Underground Station close to Waterloo. The area is home to numerous offices, theatres, hotels The IWM, and other retail and F&B operations. The premises are positioned on an attractive parade of shops with a wide pavement.

For a greater understanding of the location please review the following link:
[Google Street View](#)

Description

The double fronted premises occupy the ground and basement of an attractive period mansion block. There is the opportunity to have a significant outside seating area and internally the ground floor offers c. 50 covers with the benefit of having fitted kitchens and extraction. The basement provides customer toilets, stores, and offices spaces. The premises are in exceptional condition and an operator could trade straight away or refurbish to their format. We understand that the approximate areas are as follows:

Ground Floor	111 sq m	1,200 sq ft
Basement	37 sq m	400 sq ft

[Internal Matterport View](#)

Lease

The premises are held on a lease expiring in February 2028 held within the L&T Act. The passing rent is £35,500 per annum.

Premium

Premium offers in excess of £50,000 are sought for the lease, licence and fixtures and fittings.

Planning

The premises benefit from E Class Planning permission.

Rating

The premises have a rateable value of £22,500.

Licensing

There is a premises licence in place allowing alcohol to be served with food.

Further Details

An EPC has been commissioned and can be arranged 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 sole agent Davis Coffery Lyons: dcl.co.uk

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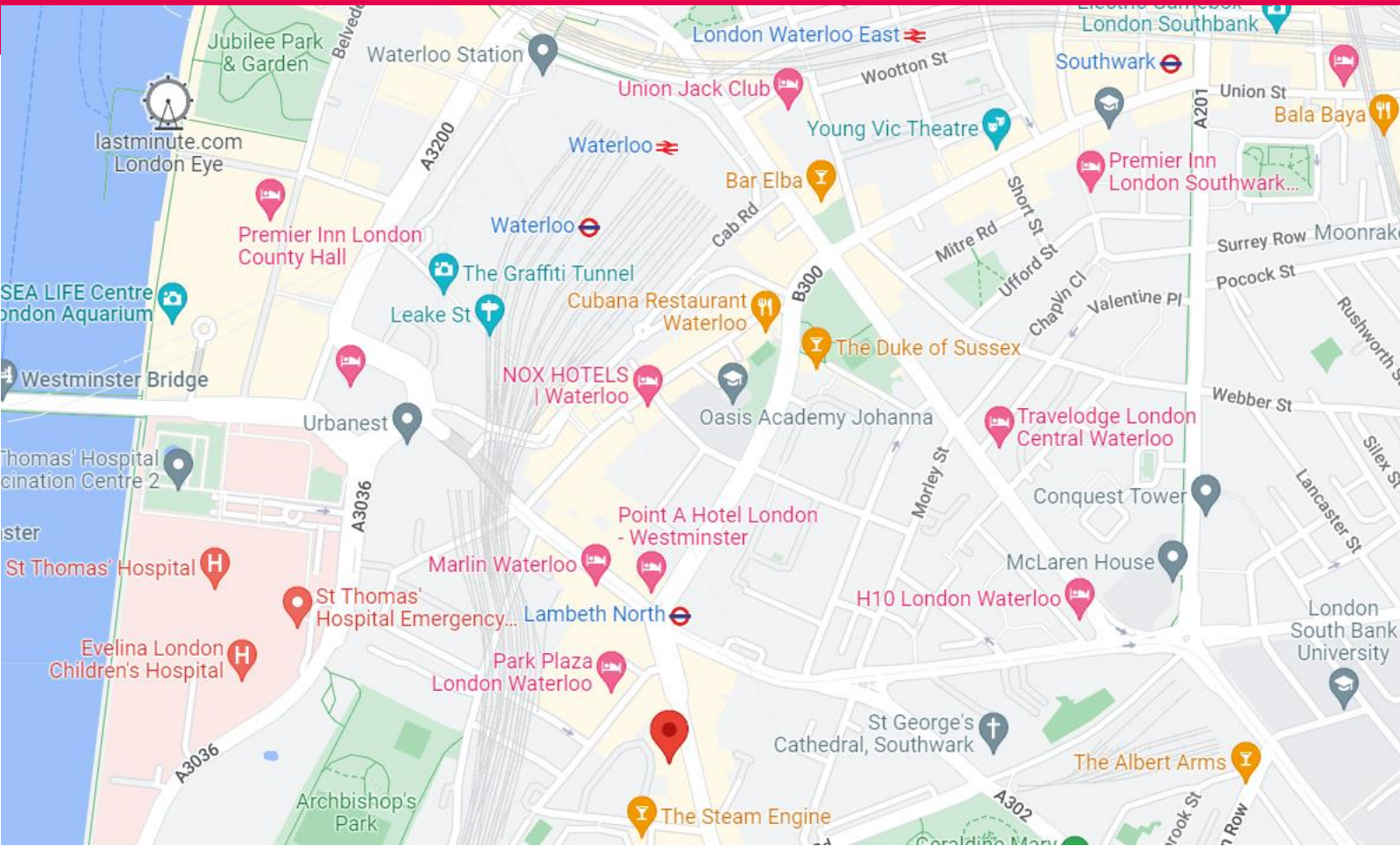
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RESTAURANT WITH OUTSIDE SEATING - LEASE FOR SALE

1,600 SQ FT FITTED PREMISES – WATERLOO, SE1



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