



426 Coldharbour Lane, London SW9 8LF

## Summary

- New Lease Available
- E Class Use
- Ground and First Floors

Rent – £60,000 per annum



Viewing is strictly by prior appointment with sole agents  
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### Location

The premises are located on Coldharbour Lane close to Brixton Market and Brixton underground station. The area benefits from a large residential catchment and is a popular evening and weekend destination. Local operators include Franco Manca, Black Bear Burger, The Prince of Wales, Rosa's Thai, Satay Bar, Tequila Mockingbird and Market House.

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

### Description

The property is arranged over ground and first floors. The ground floor comprises a trade area for approximately 30 covers. To the rear of this area is the trade kitchen.

The first floor provides further seating for approximately 20 covers and customer WCs.

### Tenure

Leasehold

### Terms

The property is available by way of a new 10–15-year lease, contracted inside the Landlord & Tenant Act 1954, subject to five yearly rent reviews.

### Rent

£60,000 per annum.

### Rateable Value

The current rateable value is £34,750.

### Planning

The premises benefit from E Class Use.

### Licensing

A new Premises Licence will need to be applied for.

### 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 Coffey Lyons.

