



**DAVIS
COFFER
LYONS**

**LONG LEASEHOLD BAR FOR SALE
OR NEW LEASE AVAILABLE
STREATHAM, SW2**



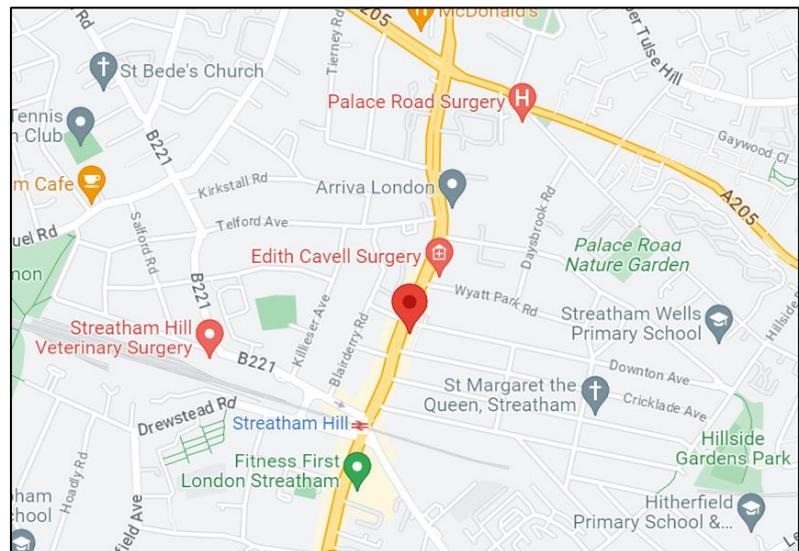
Bar 61, 61a Streatham Hill, London SW2 4TX

Summary

- Fully Fitted Bar / Restaurant Area
- Prime Location
- Ground Floor and Basement Only

Long Leasehold - Offers Invited, 111 Years
Remaining

Rental Offers Invited – New 10-15 Year Lease



Viewing is strictly by prior appointment with sole agents
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Location

The property is in Streatham, in south west London. The property is situated on Streatham High Road.

The property is surrounded by other licenced operators, restaurants and retailers.

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

Description

The property is located at the ground floor of a four-storey building of brick construction under a pitched tiled roof.

The ground floor comprises of a restaurant area and single bar servery. Ancillary accommodation is in the form of a trade kitchen and customer WC's.

Tenure

Long Leasehold.
Or
New Lease Available

Terms

Long Leasehold – 111 years remaining. A Ground Rent of £100 per annum.
Or
A new 10-15 year lease is available, inside the act with five yearly rent reviews on a rent to be agreed.

Planning

The premises benefits from E Class Use.

Licensing

There is a Premises Licence in place, with the following opening hours:

Monday to Saturday	11:00 to 01:00
Sundays	12.00 to 00.00

Fixtures & Fittings

A list of fixtures and fittings that are to remain will be available for any interested party.

My client requires a premium of £70,000 for the goodwill of the business and fixtures and fittings.

Rateable Value

The current rateable value is £15,250.

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.

