

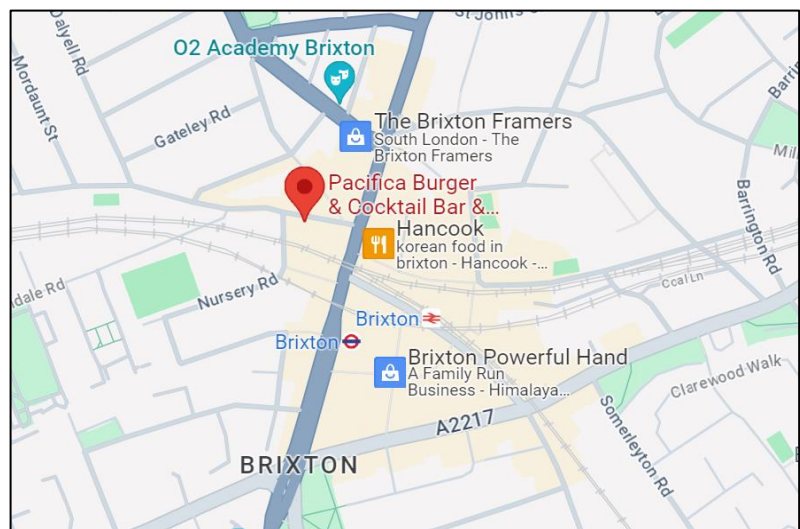


207 Ferndale Road, London SW9 8BA

Summary

- Leasehold Assignment
- Ground Floor and Basement Only
- 2.00am licence
- Pavement Seating to the Front

Premium Offers Invited



Viewing is strictly by prior appointment with sole agents
Davis Coffe Lyons: dcl.co.uk

Paul Tallentyre
020 7299 0740
ptallentyre@dcl.co.uk

Connie Start
020 7299 0695
cstart@dcl.co.uk

Location

The Property is located in Brixton in south west London. The Property is situated on Ferndale Road a road located off of Brixton Road. The property has the benefit of good transport links with Brixton Station 0.1 miles south of the property, Stockwell Station 0.7 miles north of the property, Clapham North 0.8 miles west of the property and Loughborough Junction 0.7 miles east of the property.

The surrounding occupiers are a mixture of restaurants, other licenced operators, and retailers.

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



Premium

Offers Invited.

Licensing

The Premises Licence permits the sale of alcohol from:

Sunday to Thursday	10:00am to 00:00am
Friday & Saturday	10:00am to 02:00am

Fixtures and Fittings

A list of fixtures and fittings remaining at the property will be provided.

Planning

The property benefits from Class E planning consent.

Description

The Property is situated at ground floor and basement only. The ground floor comprises of an open plan trade area served by a single bar servery for approximately 100 covers. Ancillary accommodation at this level is in the form of the trade kitchen and Disabled WC. The basement provides a further open plan trade area for approximately 100 covers. Ancillary accommodation at this level is customer WC's and stores. To the front is pavement seating for approximately 20 covers.

Floor Areas

The approximate gross internal floor areas are as follows:

Floor	sq ft	sq m
Ground	1,900	176.5
Basement	2,100	195.0
Total	4,000	371.5

Tenure

Leasehold

Terms

The Property is held on the remainder of a 20-year lease at a rent of £150,000 per annum. The lease is subject to five yearly rent reviews and is contracted inside the Landlord & Tenant Act 1954. There is a tenant only break in 2025.

Business Rates

The property is listed in the VOA business rates list as having a rateable value of £102,000.



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.