



Arch 133 Queens Road Peckham SE15 2ND

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. The premise is immediately adjacent to Queens Road Station

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

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

Description

The premises are arranged at ground floor occupying an attractive single archway. An open kitchen allows for bar seating with additional covers in the main space. There is also a WC with stores above. The fit out to a very high standard, adaptable and well thought out. The premises benefit from a substantial outside seating area for c.26 covers (subject to licensing).

We understand the following approximate net internal floor areas to be correct:

Ground Floor	494 sq ft
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Lease

The premises are held on a lease expiring November 2039 held outside the L&T 1954 Act. The passing rent is £30,000 pax.

Offers invited for the benefit of the leasehold interest, fixtures and fittings.

Rating

The current rateable value of the premises is £22,250 per annum. Rates Payable are forecast at £11,103. 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:

Sunday - Thursday	10.00 – 23.00
Friday & Saturday	10.00 – 01.00

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 Coffery Lyons: dcl.co.uk and Jenkins Law jenkinslaw.co.uk

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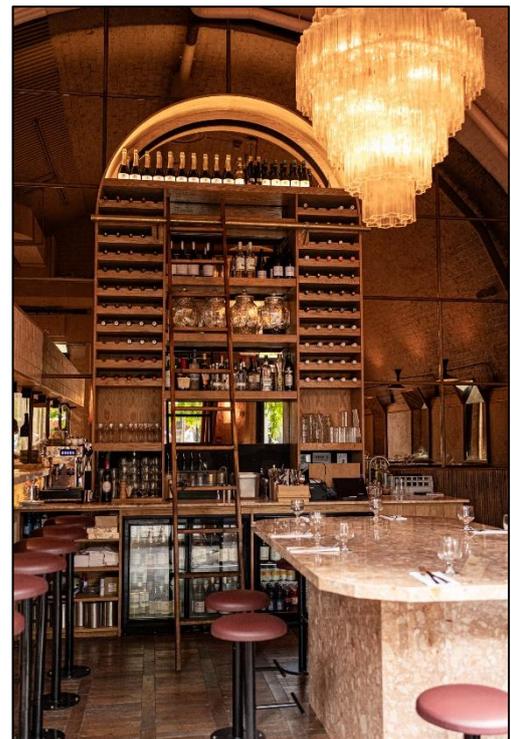
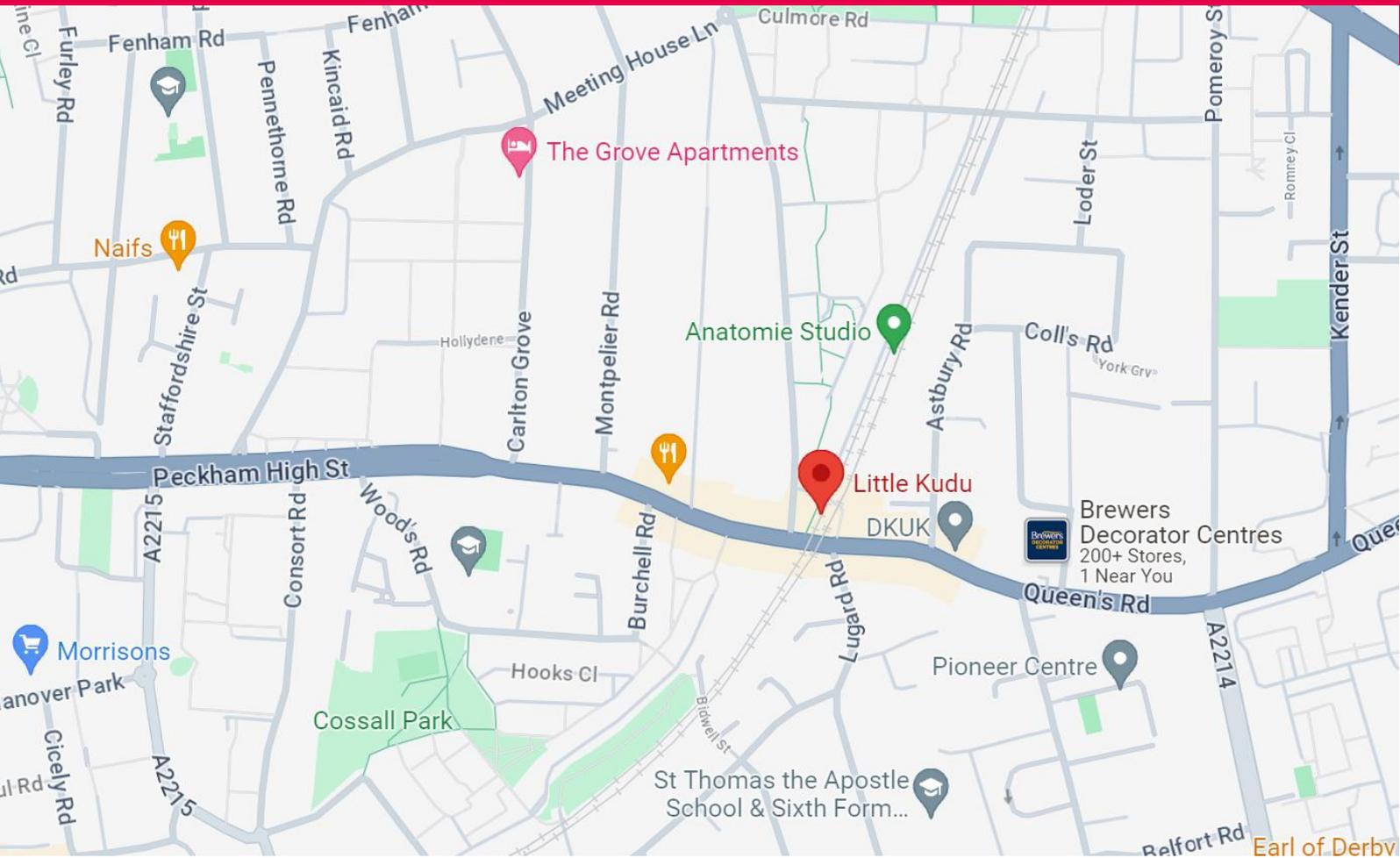
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**DAVIS
COFFER
LYONS**

LEASE FOR SALE – QUEENS ROAD PECKHAM, SE15

C.500 SQ FT FITTED BAR AND RESTAURANT



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