

JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

FREEHOLD COMMERCIAL INVESTMENT

986 SQ FT RESTAURANT PREMISES

T/A L'OCULTO

UPPER PART SOLD ON LONG LEASE



325 BROCKLEY ROAD, LONDON, SE4 2QZ

GUIDE £350,000

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

www.johnpaynecommercial.com

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

Location:	<p>The premises are located on the Eastern side of Brockley Road (B218) close to the junction with Adelaide Avenue. The immediate surrounding area is a mixture of commercial and residential properties.</p> <p>Brockley Road is a busy secondary trading location with a variety of occupiers which include a large Co-op food store and a raft of other smaller retailers. The area is well served by public transport with numerous bus routes and Brockley train station is within half a mile to the north.</p>
Description:	A three-storey post war terraced property comprising a large 3 bedroom self-contained flat on the upper floors which has been sold off on a long lease together with a ground floor shop which has traded as a wine bar and subsequently a restaurant in recent years. There is a large yard to the rear which is being used for outside dining.
Accommodation:	<ul style="list-style-type: none"> • Nett retail area approximately 986 sq ft (64' deep x 17'9" wide) • Forecourt and yard for external dining
Business Rates:	Interested parties are advised to make their own enquiries to the local authority, being the London Borough of Lewisham.
Terms:	The restaurant is let on a 12-year lease from 10 September 2018 expiring 2030 which incorporates 4 yearly rent reviews. The rent was reviewed in September 2022 to £23,500 pa.
Deposit:	A six-month rent deposit held in escrow.
VAT:	Not applicable.
Legal Fees:	Each party to bear their own legal costs.
Viewing:	Strictly via appointment through sole agents JOHN PAYNE COMMERCIAL 020 8852 6125

JP/SM/BR325/C00772

Energy performance certificate (EPC)

325 Brockley Road LONDON SE4 2QZ	Energy rating C	Valid until: 24 August 2027
		Certificate number: 9241-3048-0334-0500-2425

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

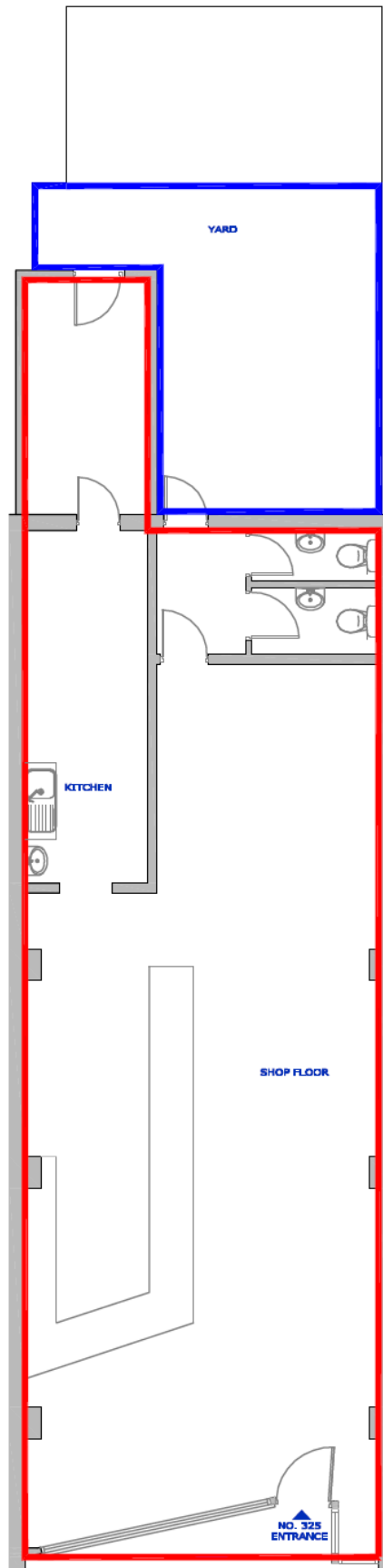
Total floor area

99 square metres

Cont...

Misdescriptions Act 1991

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BROCKLEY ROAD

PDF floor plan available upon request

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