

London SE23 – 1/3 Brockley Rise, Honor Oak, Lewisham SE23 1JG  
Restaurant to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



# London SE23 – 1/3 Brockley Rise, Honor Oak, Lewisham SE23 1JG

## Restaurant to Rent



### Property Features:

- Comprises ground floor restaurant/pizzeria
- Property benefits from outside seating area
- Comes fully furnished and ready for occupation
- Rated 4.6/4.7 stars on Google and Deliveroo
- Opening times 11:30am-10:00pm Sun-Thu and 11:30am-11:00pm Fri-Sat
- VAT is NOT applicable to this property
- Situated at the junction of Brockley Rise with South Circular Road (A205), providing great exposure and constant traffic, with occupiers nearby including Convenience Store, Pharmacy, Dry Cleaners, Hair Salon and more.

### Property Description:

Comprises double fronted restaurant t/a pizzeria, providing the following accommodation and dimensions:

Ground Floor: 150 sq m (1,615 sq ft)

Open plan restaurant (50 covers), Bar, Kitchen, Storage, 2 x WC, Outside seating area (12 covers)





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### Terms:

Lease for sale, available on the following FRI terms:

Term: 15 Years from 26<sup>th</sup> April 2018 until 25<sup>th</sup> April 2033

Rent: £538.46 per week (PCM: £2,333.33) paid quarterly in advance

Open Market Rent Review: 26<sup>th</sup> April 2023 and 26<sup>th</sup> April 2028

Deposit: £14,000 (6 Months)

Premium: £250,000

### Rateable Value:

Rateable Value - £20,250 p.a.

Rates Payable - £10,350 p.a.

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

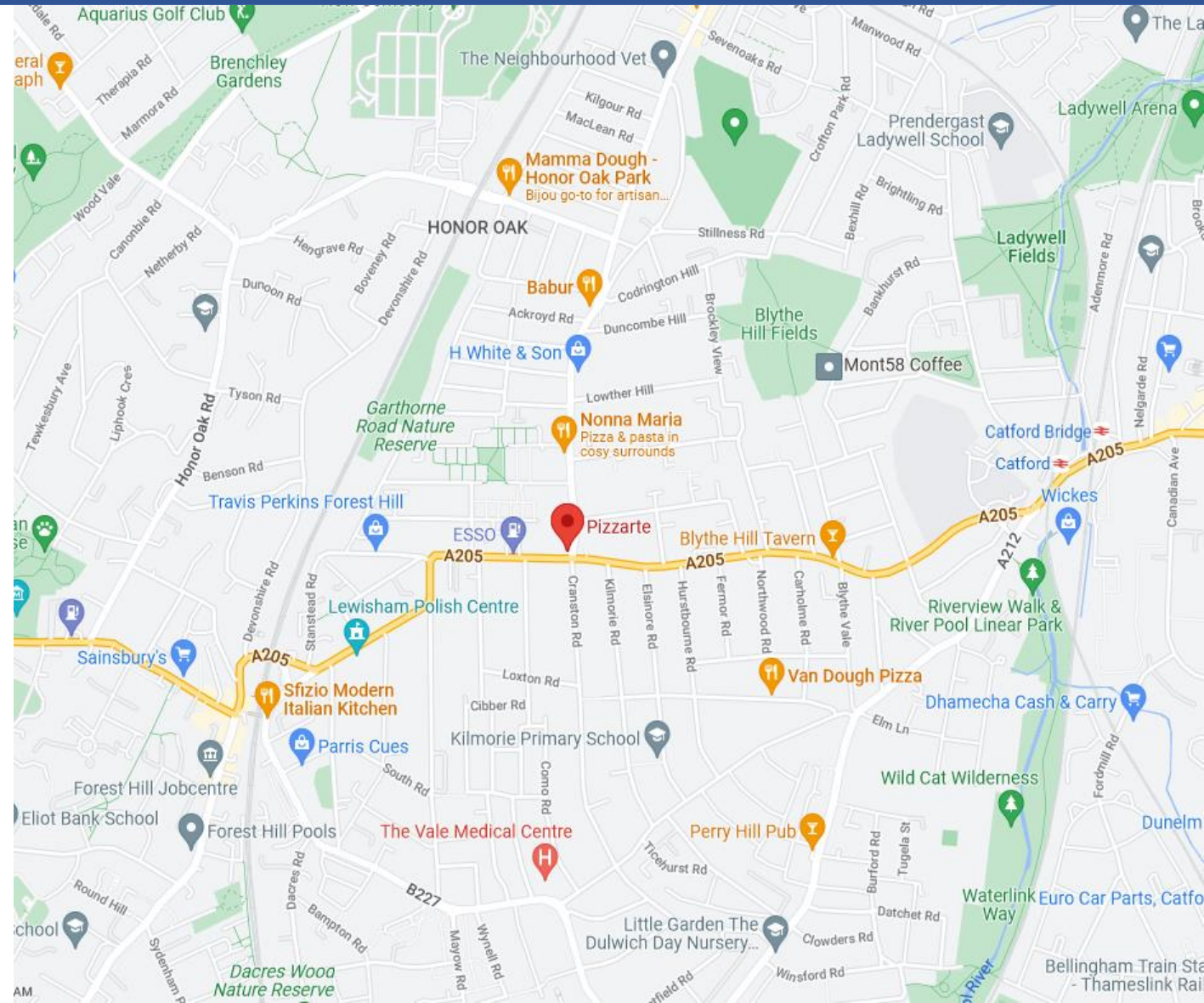


# London SE23 – 1/3 Brockley Rise, Honor Oak, Lewisham SE23 1JG Restaurant to Rent



## Location:

Honor Oak is an inner suburban area principally of the London Borough of Lewisham, with part in the London Borough of Southwark. The property is situated at the junction of Brockley Rise with the busy South Circular Road (A205), providing great exposure and constant traffic. Occupiers nearby including Convenience Store, Pharmacy, Dry Cleaners, Hair Salon and more.

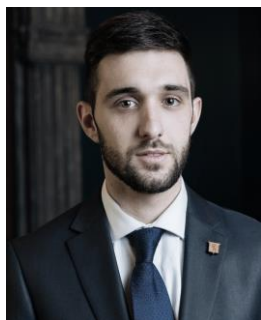


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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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