

London SE23 – 55 Brockley Rise, Honor Oak, Lewisham SE23 1JG
Restaurant to Rent / Lease for Sale



BLUE ALPINE

PROPERTY CONSULTANTS



London SE23 – 55 Brockley Rise, Honor Oak, Lewisham SE23 1JG

Restaurant to Rent / Lease for Sale



Property Features:

- Comprises ground floor restaurant
- Benefits from outdoor seating at front and rear
- Includes Italian pizza oven Forni Graziosi
- Premium payment available on instalments
- VAT is NOT applicable to this property
- Occupiers nearby including Convenience Store, Pharmacy, Dry Cleaners, Hair Salon and more.

Property Description:

Comprises ground floor restaurant/pizzeria with additional seating at front and covered courtyard at rear, providing the following accommodation and dimensions:

Ground Floor: 70 sq m (753 sq ft)

Open plan seating, kitchen, outdoor seating, storage, wc



London SE23 – 55 Brockley Rise, Honor Oak, Lewisham SE23 1JG

Restaurant to Rent / Lease for Sale



Terms:

Lease for sale, available on the following FRI terms:

Term: 15 Years from 22nd April 2020 until 21st April 2035

Rent: £346.15 per week (PCM: £1,500) paid quarterly in advance

Rent Review (open market): 22nd April 2025 and 2030

Break Clause: 21st April 2027 with min 6 months notice

Deposit: £4,500 (3 Months)

Premium: £99,000 inc. fixtures and fittings

Rateable Value:

Rateable Value - £8,200 p.a.

Rates Payable - £0 p.a. *

*Note - Small business rates relief available (subject to terms)

EPC:

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



London SE23 – 55 Brockley Rise, Honor Oak, Lewisham SE23 1JG Restaurant to Rent / Lease for Sale



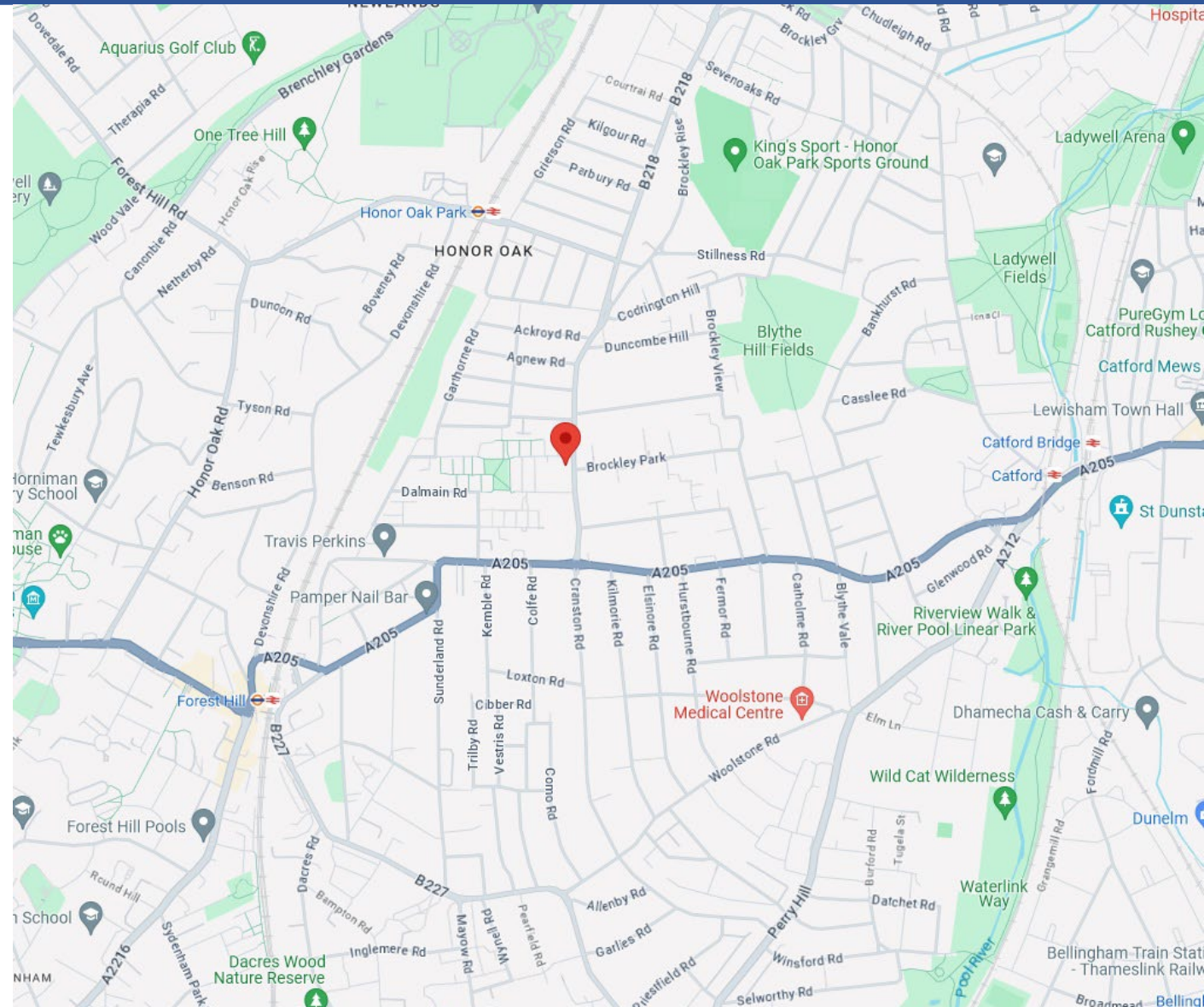
London SE23 – 55 Brockley Rise, Honor Oak, Lewisham SE23 1JG

Restaurant to Rent / Lease for Sale



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 on the West side of Brockley Rise, close to the busy South Circular Road (A205), providing great exposure and constant traffic. Occupiers nearby including Convenience Store, Pharmacy, Dry Cleaners, Hair Salon and more.



London SE23 – 55 Brockley Rise, Honor Oak, Lewisham SE23 1JG

Restaurant to Rent / Lease for Sale

Contacts:

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



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.