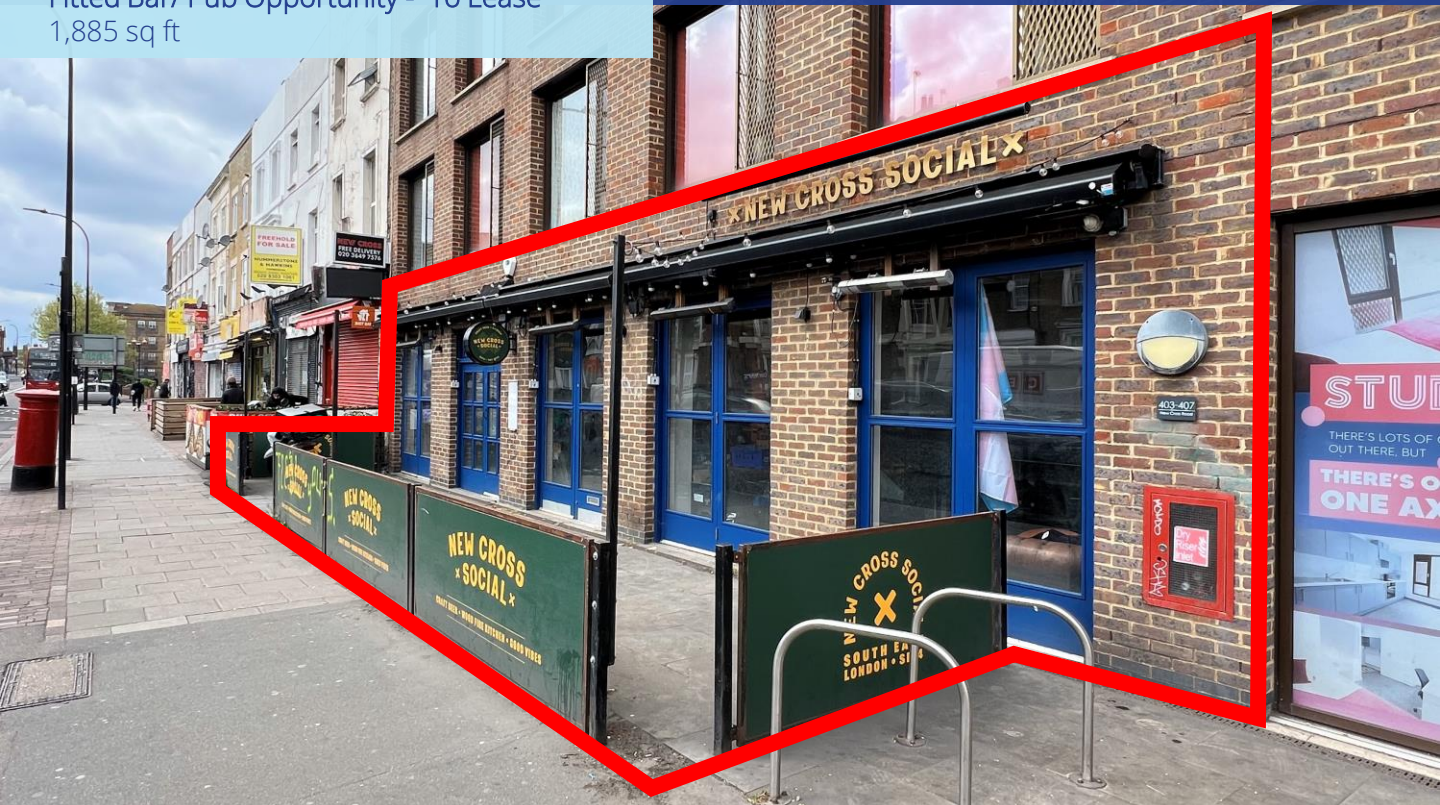


403-407 New Cross Road, London, SE14 6LA



Fitted Bar/ Pub Opportunity - To Lease
1,885 sq ft



Location

The property is located in South East London on New Cross Road (Zone 2), a high street comprising restaurants, shops and pubs/bars serving the local community.

The surrounding area is primarily residential and student accommodation, with Goldsmiths University nearby.

New Cross Station is less than 150m from the property which provides access into central London within 25 minutes.

Accommodation

The following measurements are approximate GIA:

Area	Sq m	Sq ft
Ground Floor	82.59	889
Basement	92.53	996
Total	175.12	1,885

The property occupies the ground floor and basement of a 6-storey student accommodation building built in 2017.

The property is fitted to a bar specification with a fully fitted kitchen including a pizza oven. The main trading space is located on the ground floor which benefits from ample natural light and offers c.40 covers as well as a DDA compliant toilet.

The basement includes customer toilets, drinks cellar and a commercial kitchen. There is a customer terrace which extends along the front of the property.

Terms

Available upon request

Use

Pub/Bar – Sui Generis

Rates

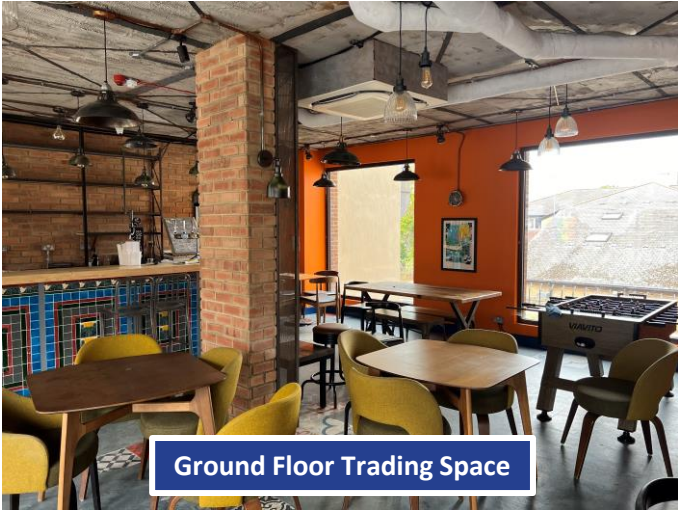
We have been advised by the local authority that the premises are assessed for rating purposes as follows

Ratable Value	£27,300
UBR (2023/24)	49.9p
Rates Payable	£13,622.70

Interested parties are advised to make their own enquiries to the Local Authority.

EPC

Available upon request



Ground Floor Trading Space



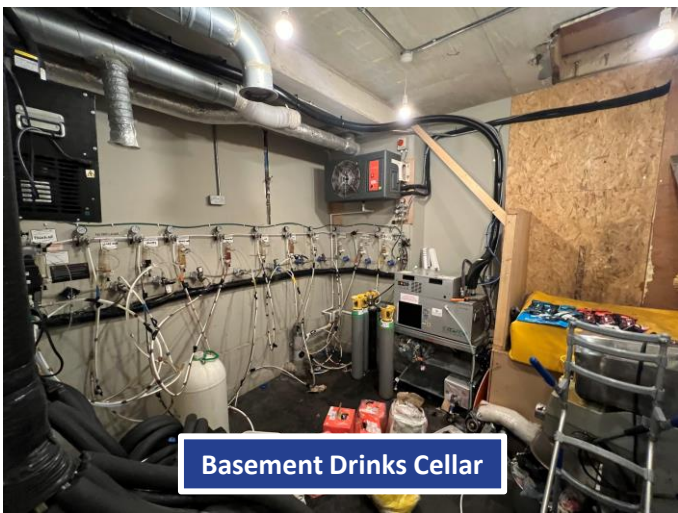
Ground Floor Trading Space



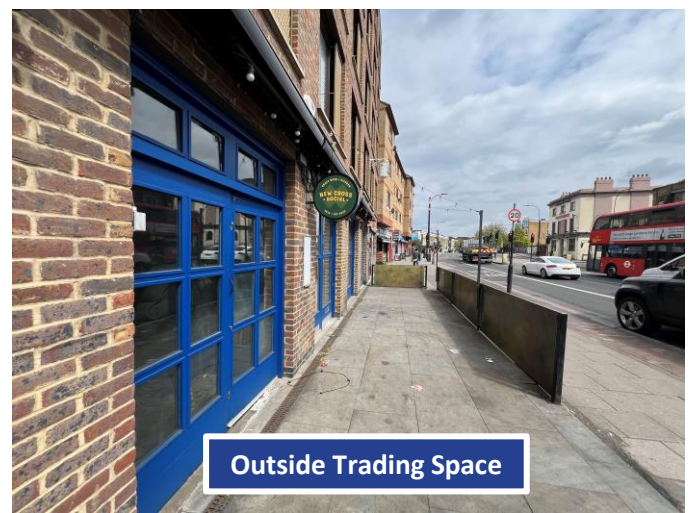
Basement Kitchen



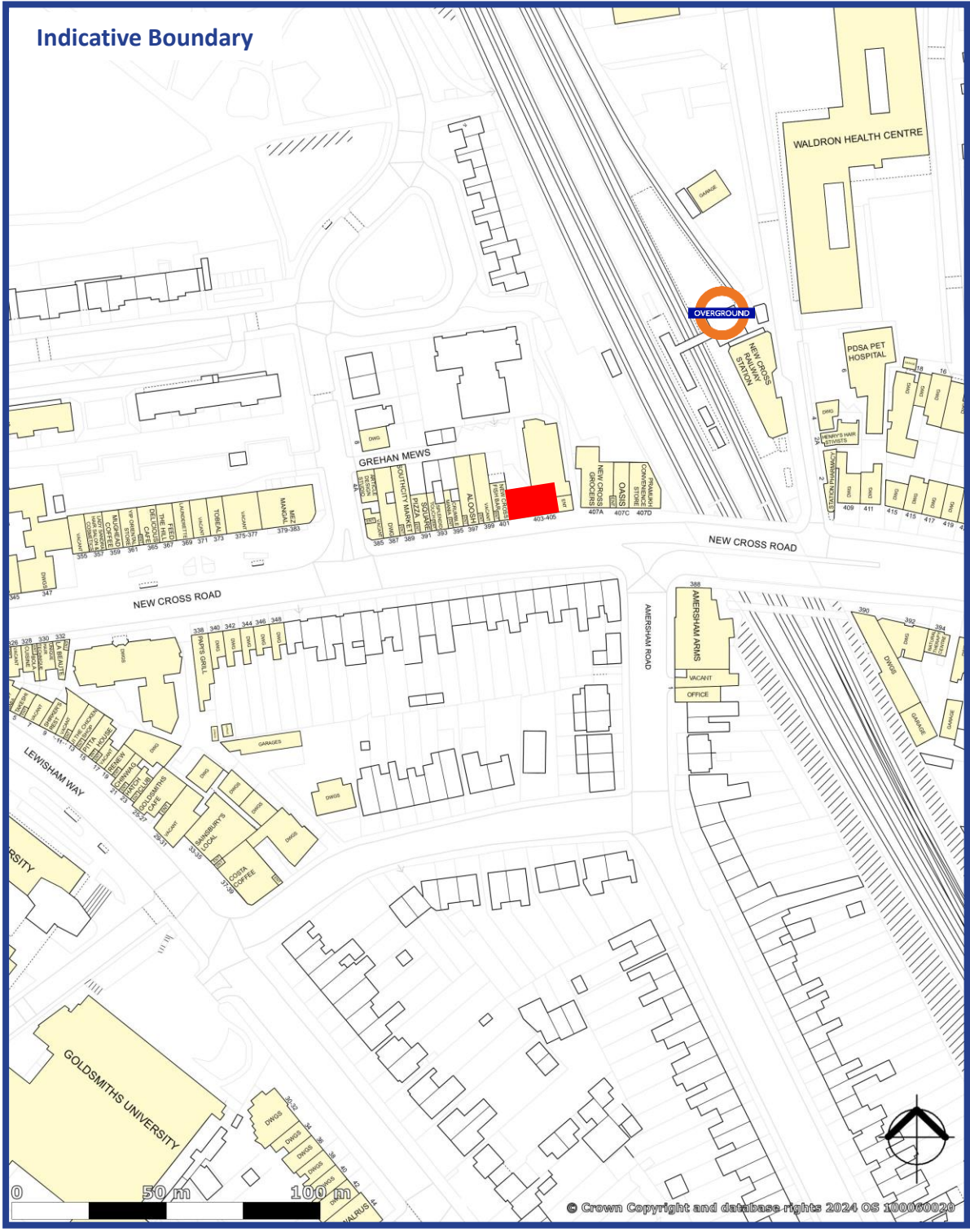
Basement Toilets



Basement Drinks Cellar



Outside Trading Space



Ready to talk?
Appointments to view
must be arranged via sole
agents Colliers:

William Langan
+44 7824 850 611
william.langan@colliers.com

Abban Magos
+44 7720 073 222
abban.magos@colliers.com



Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. 13/03/24 (20556)
Colliers International is the licensed trading name of Colliers International Retail UK LLP which is a limited liability partnership registered in England and Wales with registered number OC334835. Our registered office is at 95 Wigmore Street, London W1U 7FF.