

PETERMANS
LOCAL PROPERTY EXPERTS



Café and restaurant
New lease

337-339

Kennington Road,
London SE11 4QE

1,600 Sq Ft

- Prime location
- Successfully trading for over 30 years
- Busy location
- Restaurant and Deli
- Fully Fitted kitchen

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



NORTH LONDON
HOSPICE



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



DESCRIPTION

This restaurant and deli is arranged across two properties which are inter-linked . Two seating areas and take away deli area. It benefits from a fully fitted kitchen. There is basement storage area

LOCATION

The restaurant occupies a prominent location on Kennington Road, close to Kennington Park Road, Kennington Lane and a short walk away from Kennington and Oval Underground Stations

TENURE

Leasehold

Lease: The property is available on the basis of two new FR&I leases will be granted on each property for a term by arrangement.

Rent:

337 - £30,000 per annum exclusive

339 - £30,000 per annum exclusive





PREMIUM

Offers are invited subject to contract for the leasehold interest and fixtures and fittings to be agreed

EPC

337 B33

339 C52

RATEABLE VALUE:

Currently : RV £23,000.

1st April RV £28,250

Please make your own enquiries

VAT

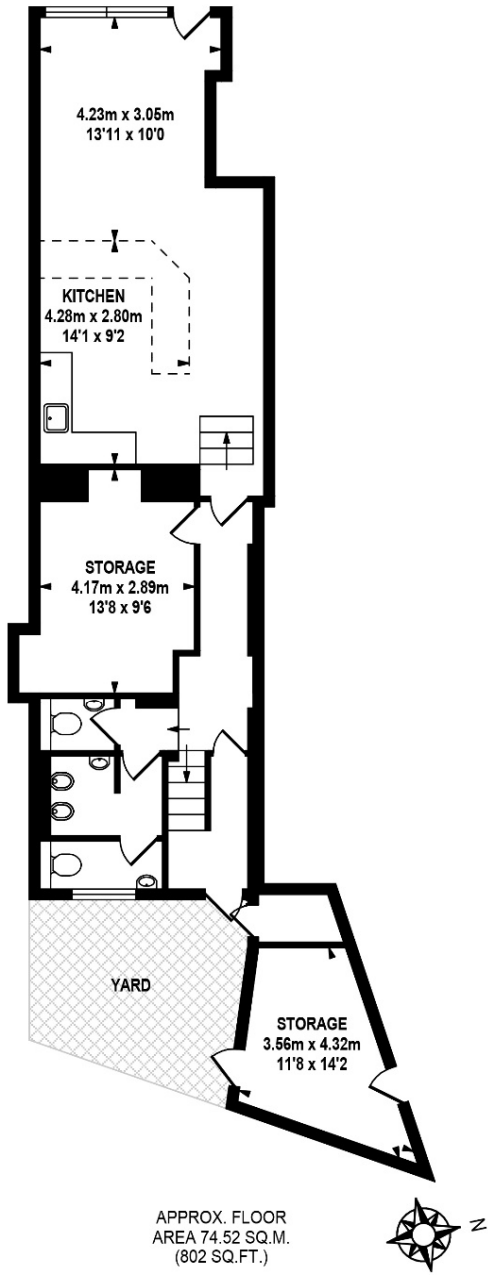
All prices quoted may be subject to VAT if applicable.

PLANNING/LICENCE

We have been advised that the premises benefit from E Class planning use .

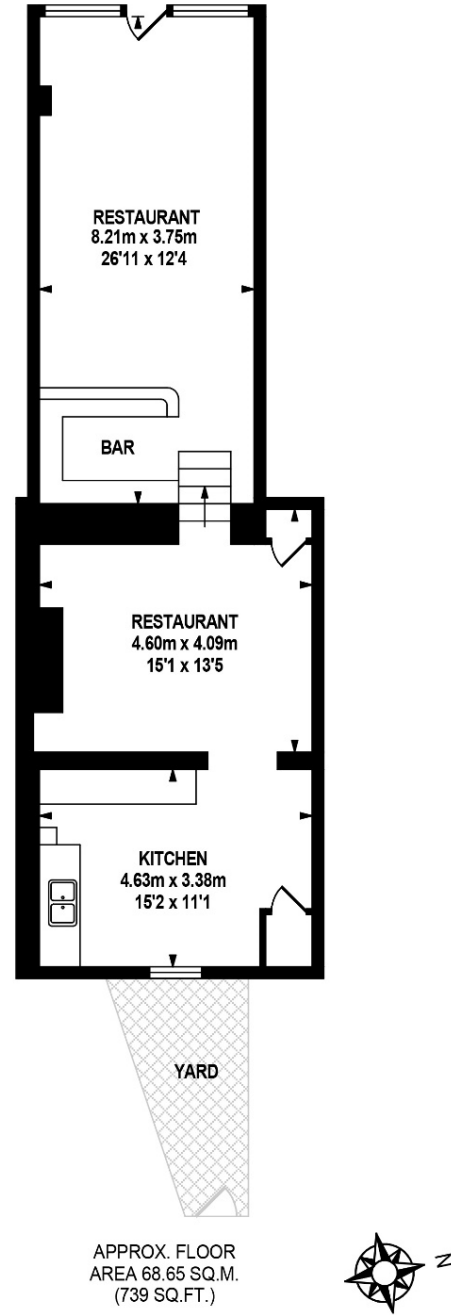






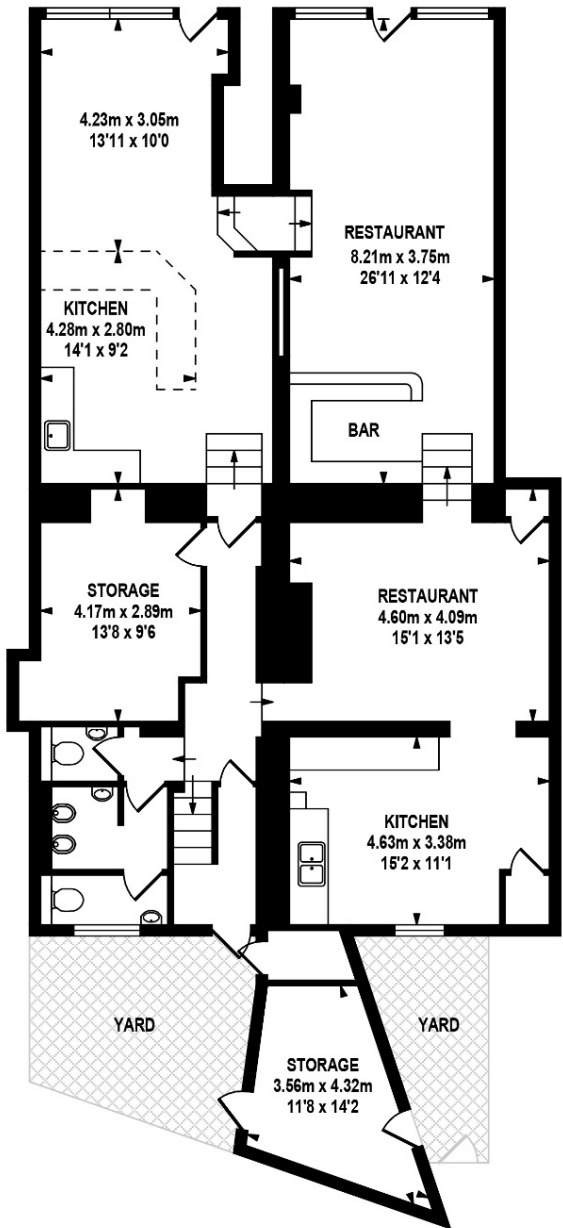
TOTAL APPROX.FLOOR AREA 74.52 SQ.M. (802 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com



TOTAL APPROX.FLOOR AREA 68.65 SQ.M. (739 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com

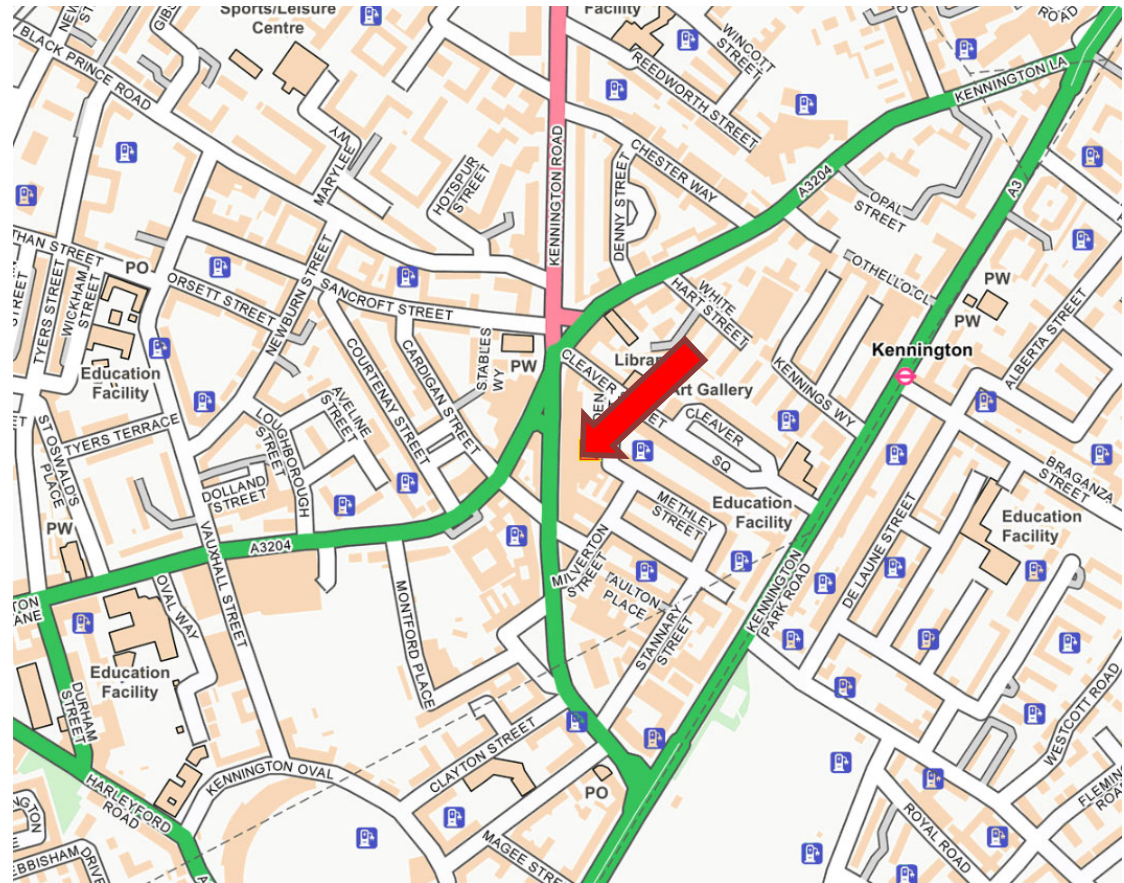


APPROX. FLOOR
AREA 148.67 SQ.M.
(1600 SQ.FT.)



TOTAL APPROX.FLOOR AREA 148.67 SQ.M. (1600 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com



**VIEWING – By appointment only via Howard
Peterman of Petermans 020 8958 5040
howard@petermans.co.uk**