



**PETERMANS**  
LOCAL PROPERTY EXPERTS



Café and restaurant  
for sale

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



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## 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

Sale of the leasehold interest with the benefit of new leases as below

**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.

1<sup>st</sup> April    RV £28,250

Please make your own enquiries

## **VAT**

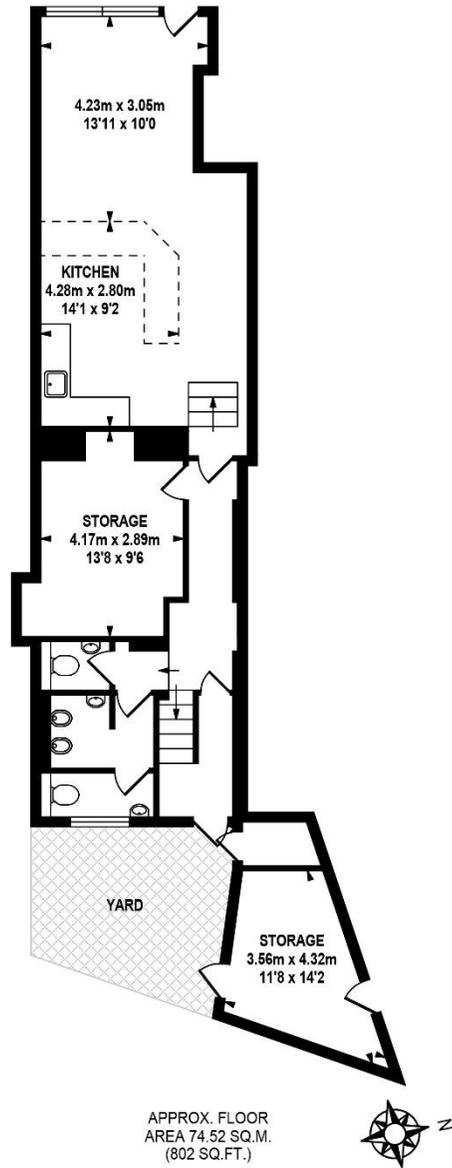
All prices quoted may be subject to VAT if applicable.

## **PLANNING/LICENCE**

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

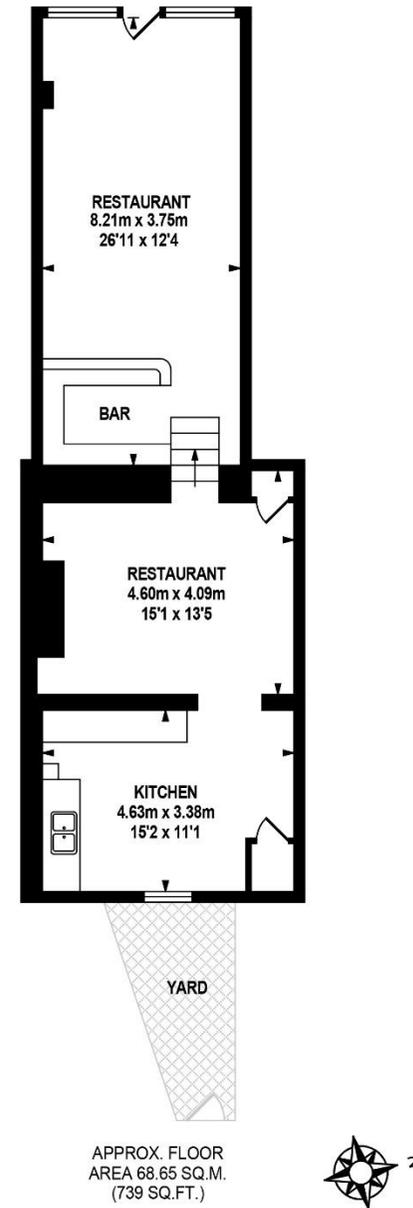






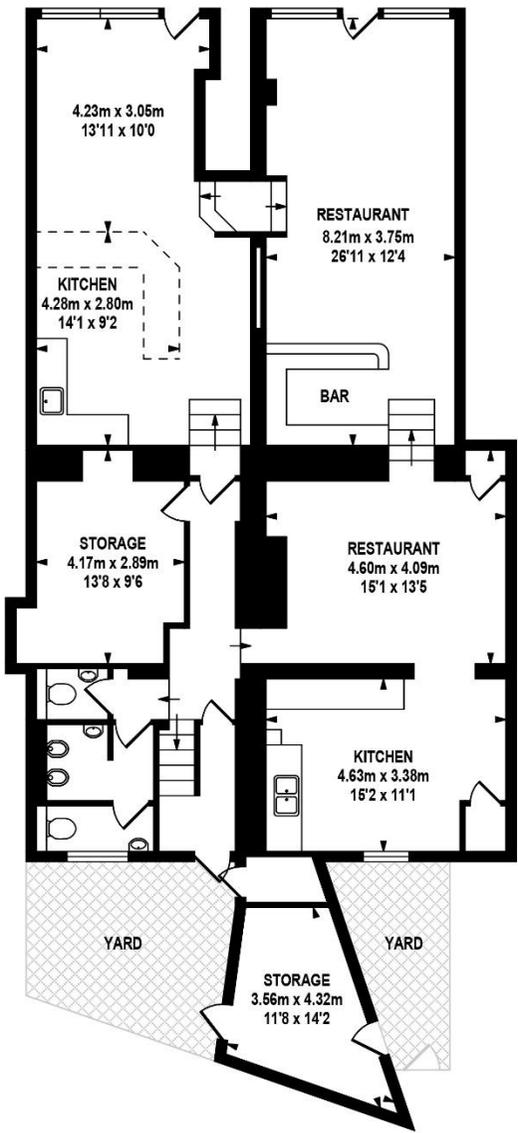
TOTAL APPROX.FLOOR AREA 74.52 SQ.M. (802 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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TOTAL APPROX.FLOOR AREA 68.65 SQ.M. (739 SQ.FT.)

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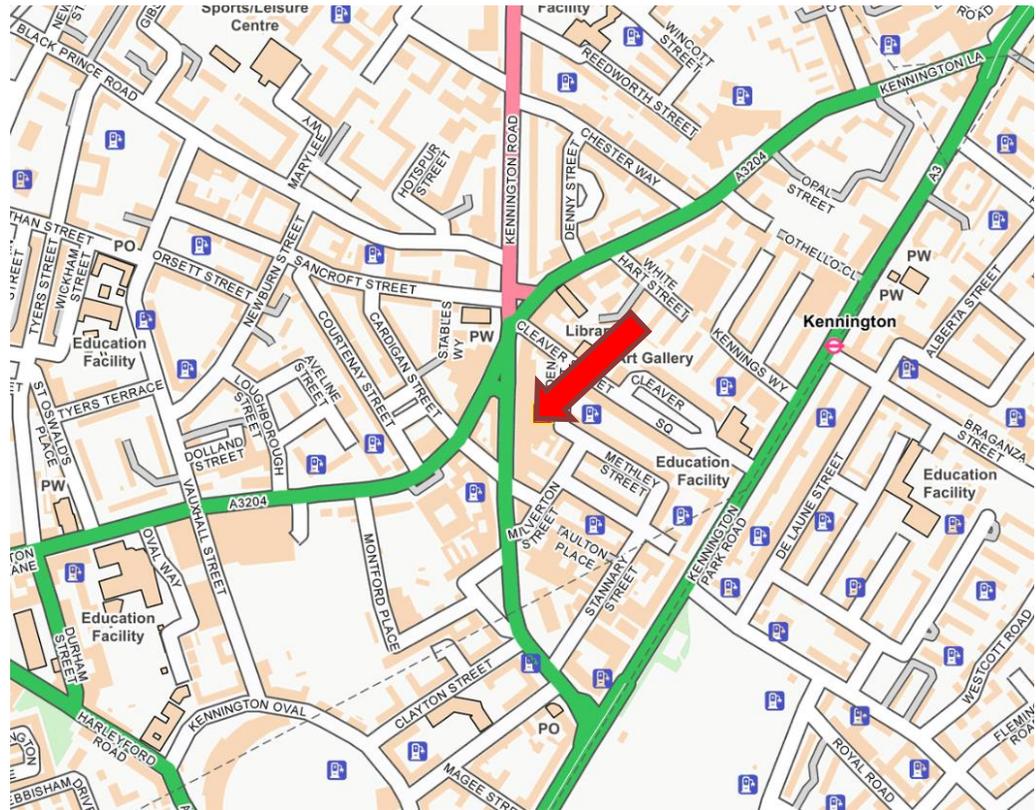


APPROX. FLOOR AREA 148.67 SQ.M. (1600 SQ.FT.)



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

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**VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040**  
[howard@petermans.co.uk](mailto:howard@petermans.co.uk)