

NEWLY REFURBISHED BAR WITH LOW RENT FOR SALE | 700 FT² / 65 M²



222 RAILTON ROAD, HERNE HILL, LONDON, SE24 0JT

LOCATION The venue is located approximately 3½ miles South East of central London, opposite Herne Hill Station, which provides fastest journey times of 10 minutes to London Victoria and 11 minutes to London Blackfriars. This affluent London suburb is a vibrant mix of mainly independent operators but some corporates such as Pizza Express.

DESCRIPTION Our clients have operated the venue since 2018 and recently refurbished after the landlord renovated the building. The bar is laid out solely on the ground floor with toilets and the cellar to the rear. Previously it traded as a restaurant and we are advised that the cooking extract trunking still exists. The demise extends to approximately 700 ft² / 65 m² and please note the premises were not formally measured upon inspection so all sizes quoted are approximate.

PREMISES LICENCE The London Borough of Lambeth advises that the property benefits from a Premises Licence that the Sale of Alcohol on or off the premises with a terminal hour of midnight on Friday & Saturday. Our clients are in the process of applying to extend this to 2am on Friday & Saturday.

TENURE We are advised that property is held on an effective fully repairing and insuring lease that is contracted outside the protection of The Landlord & tenant Acts and a rent of £18,000 per annum exclusive of other outgoings.

BUSINESS RATES The VOA website advises the current Rateable Value is £13,000 giving rise to a rates payable of approximately £1,700 for FY 2024/25 taking into account the Hospitality & Leisure Rates relieve Scheme. Interested parties should make their own enquiries in regard to business rates.

PREMIUM Our clients are seeking premium offers in excess of £65,000 subject to contract for the benefit of their premises licence, leasehold interest and all trade fixtures and fittings.

HOLDING DEPOSIT A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the Selsian client account. Further details upon application.

PLEASE NOTE All figures quoted are exclusive of VAT which could be chargeable on the rent, rent deposit and premium, no services or equipment have been tested, no trade is sold or warranted, an EPC is available upon request, possession will be granted only upon completion of the legal formalities and each party is to bear their own costs.

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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.