

PER ANNUM

£22,000 Per Annum

Brockley Road

, SE4 2QZ

LOCATION
This unit is situated in the popular South East London neighbourhood of Brockley, offering excellent transport links via Brockley Station, with direct services to London Bridge, Canada Water and the City. The area is well known for its vibrant community, independent cafés, shops, green open spaces and highly regarded schools, making it a sought-after location for professionals, families and first-time buyers alike.

DESCRIPTION
The property comprises a well-presented ground floor café premises with a bright and inviting customer seating area, fitted service counter, commercial kitchen/preparation space, customer WC and ancillary storage facilities. The unit benefits from a prominent frontage onto Brockley Road, providing excellent visibility and passing footfall with its front and rear outside space, making it suitable for a variety of café, coffee shop or food and beverage uses (subject to any necessary consents). The property is presented in good condition and offers a ready-to-trade opportunity in a popular and well-established commercial location.

Premium - £150,000

ACCOMMODATION
Gross Internal Area: 841 Sq ft (79.1Sq M)

AMENITIES
Busy high street location
Private outside space
Fully Fitted Kitchen
Extraction
Turn key operation
Renewable lease

TERMS
Recently renewed. Assignment of an exiting 25 FRI Lease. Lease grant inside the landlord & Tenant Act 1954 (renewable)

Business Rates
Parties are advised to make their own enquires with the local authority.

LEGAL COSTS
Each party bear own legal costs.

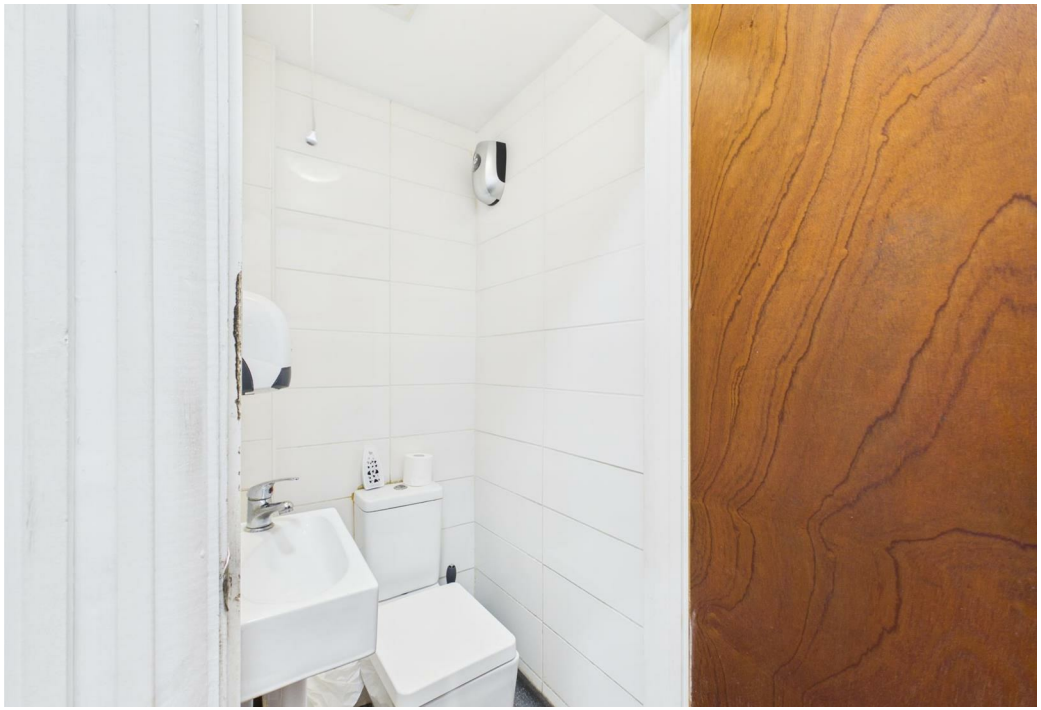


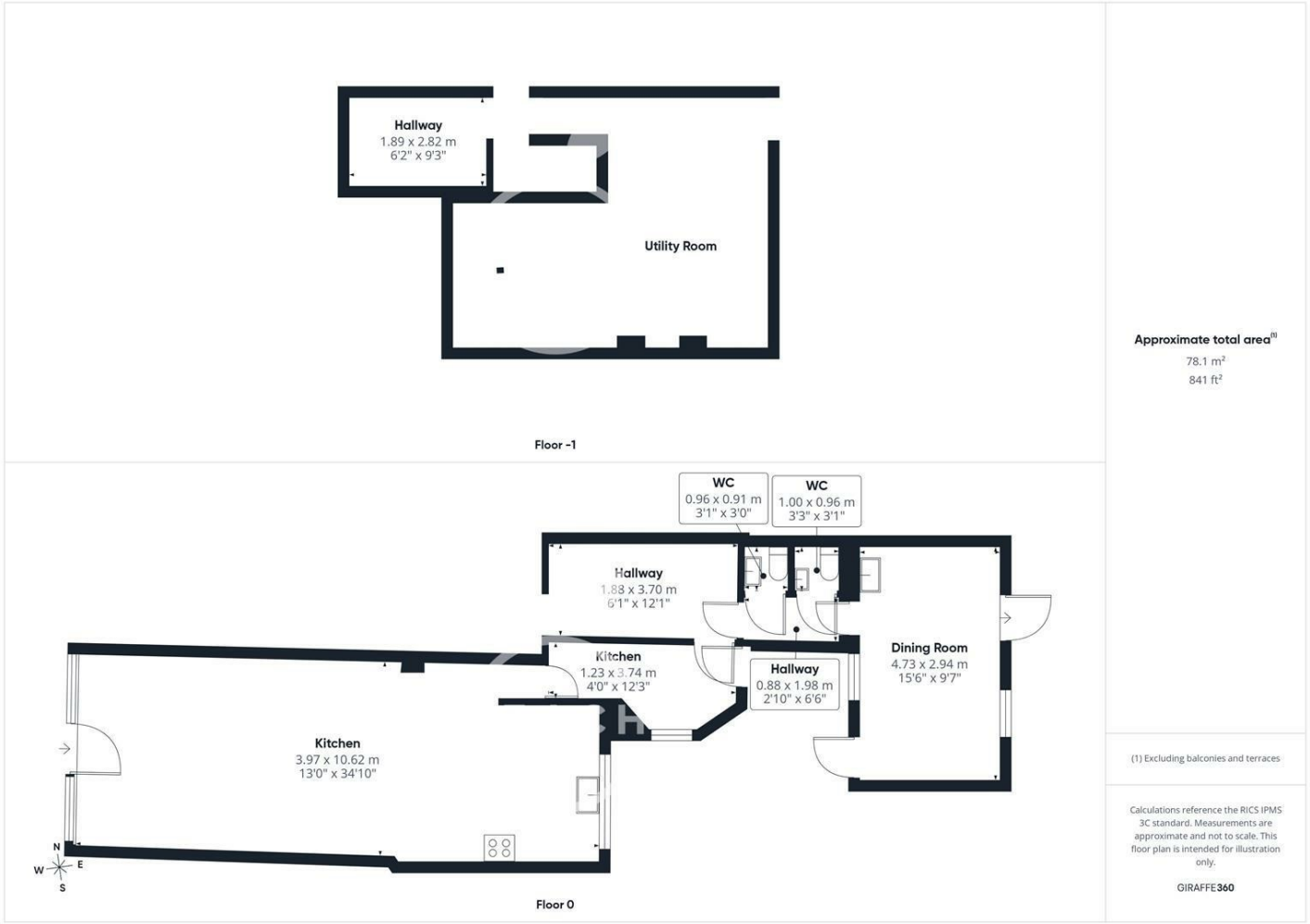


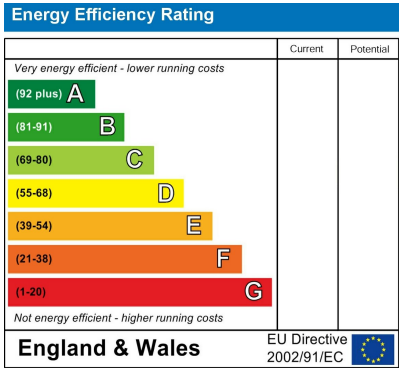












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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