

USP.

419-423 Coldharbour Lane
London SW9 8LH

**Fully fitted bar/restaurant to
let**

2,777 SQ FT

Available immediately

usp.london
020 3757 7777





Description

Fully fitted bar/restaurant to let

Positioned on the vibrant Coldharbour Lane, this former BrewDog bar presents a rare opportunity to secure a fully fitted hospitality unit in the heart of one of South London's most dynamic F&B destinations.

The premises benefits from an existing high-quality fit-out, significantly reducing upfront capital expenditure and allowing for immediate occupation.

Surrounded by a strong mix of independent operators and national brands, and just moments from Brixton Market and Brixton Village, the unit benefits from exceptional footfall both day and night.

Available immediately with no premium, this represents a compelling plug-and-play opportunity in a highly sought-after trading location.





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Accommodation

Floor	Availability	Area (sq ft)
Ground Floor	Available	2,777

Amenities

High quality fit out	Available now
Prominent frontage	No premium
High footfall	Close to transport links
Suitable for various occupiers	2am licence on Friday and Saturday
28 beer taps fitted	Ground floor only





Location

Nestled in the heart of a vibrant London neighbourhood, this property offers an unparalleled lifestyle enriched by its proximity to an array of exceptional local amenities. Just a stone's throw away, you'll find the exquisite dining experience at The Dairy, a celebrated restaurant known for its innovative British cuisine and impeccable service.

For those who revel in cultural pursuits, the renowned O2 Academy Brixton is just around the corner. This iconic music venue hosts an eclectic mix of performances, from world-famous artists to emerging talents, ensuring a dynamic cultural calendar right at your doorstep.

Shopping aficionados will appreciate the proximity to Brixton Village, a bustling hub of unique boutiques and artisanal shops, offering everything from fashion to gourmet foods. For a breath of fresh air, the lush green expanse of Max Roach Park provides a serene escape, perfect for leisurely strolls or a moment of tranquillity amidst nature. This property truly encapsulates the essence of vibrant urban living.

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Further Information

A new lease is available direct from the landlord.

Rent

£120,000pa

Service Charge

A copy of the service charge will be provided.

Rates

RV: £93,000

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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