

London SE11 - 313 Kennington Road, Kennington SE11 4QE
Restaurant to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



London SE11 - 313 Kennington Road, Kennington SE11 4QE

Restaurant to Rent



Property Features:

- Comprises ground floor restaurant
- Trading as Kennington Tandoori since 1985
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Benefits from main frontage sliding doors
- Premises provides for 70 covers with fully equipped commercial kitchen
- Situated within short walk from Vauxhall and Kenning Underground Stations, with occupiers close by include Pizza Hut, Pizza Express, Library, Hair Salon and more.

Property Description:

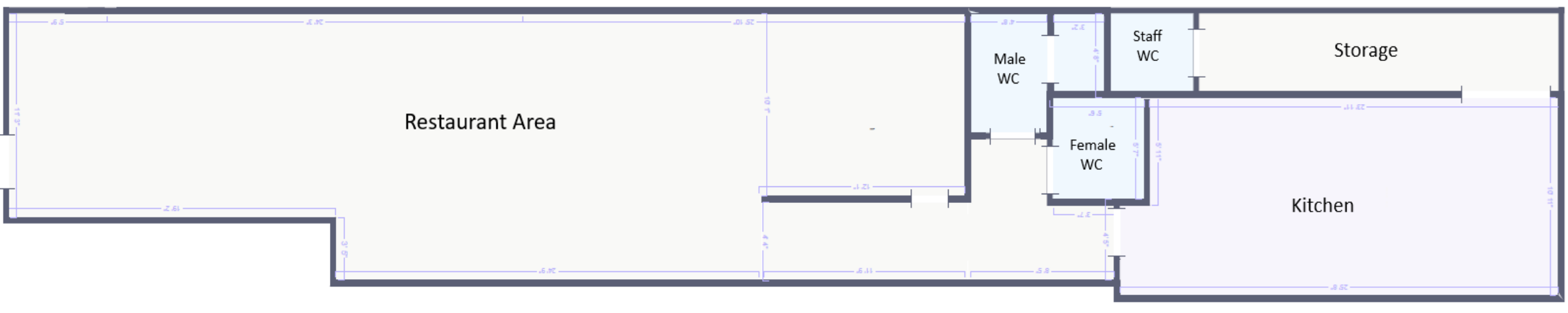
Comprises large ground floor Indian restaurant. The property provides 70 covers, with potential to create private dining room for 14 covers. The commercial kitchen is fully equipped and ready for occupation. The property provides the following accommodation and dimensions:

Ground Floor: 116 sq m (1,250 sq ft)

Open plan seating, bar, kitchen, storage, customer WCs, staff WC



London SE11 - 313 Kennington Road, Kennington SE11 4QE
Restaurant to Rent



Ground Floor

London SE11 - 313 Kennington Road, Kennington SE11 4QE

Restaurant to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £961.54 per week (PCM: £4,166.66)

Deposit: £12,500 (3 Months)

Premium: £195,000 inc all fixtures and fittings

Rateable Value:

Rateable Value - £16,500 p.a.

Rates Payable - £9,075 p.a.

EPC:

Certificate and further details available on request.



London SE11 - 313 Kennington Road, Kennington SE11 4QE Restaurant to Rent

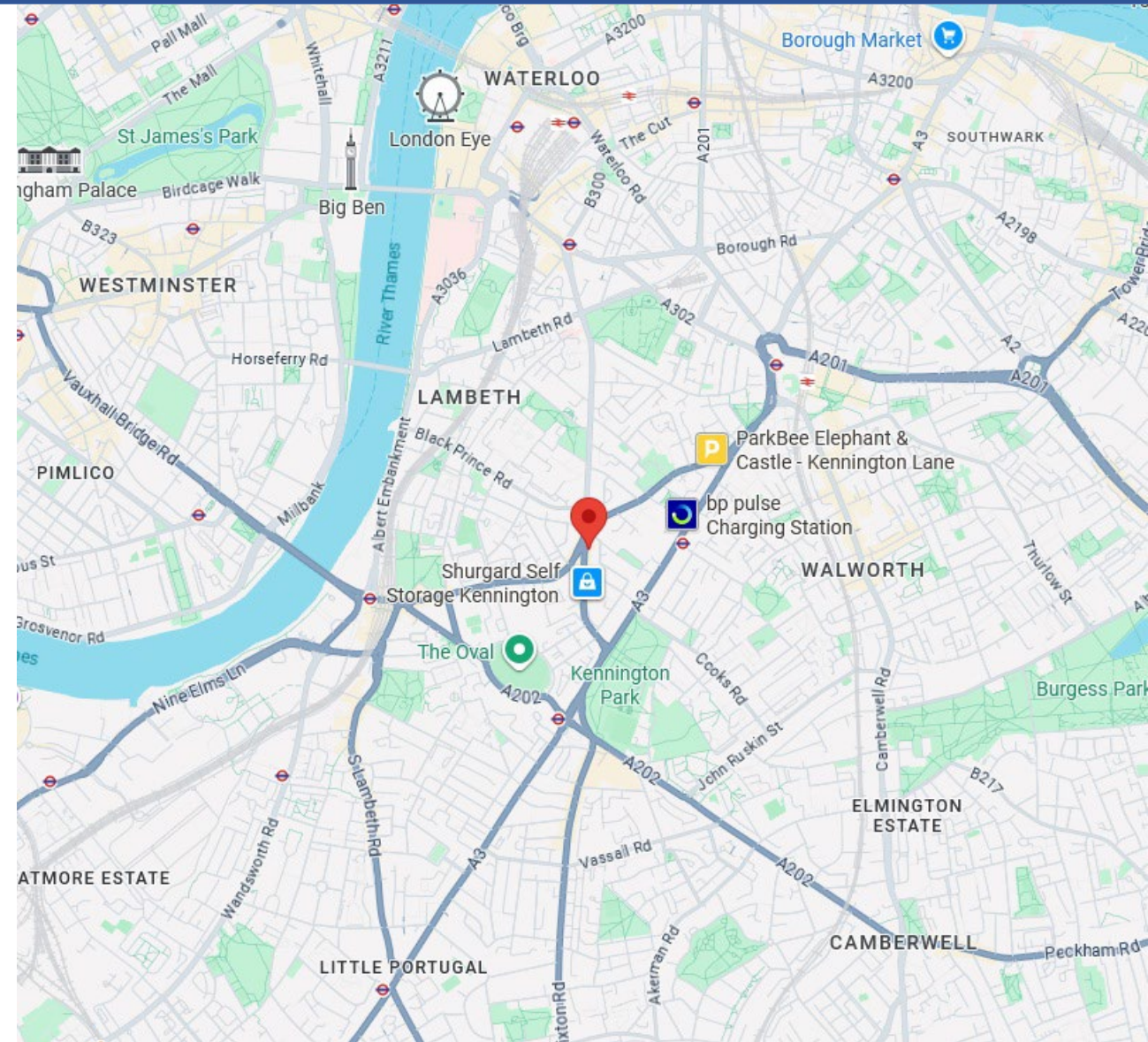


London SE11 - 313 Kennington Road, Kennington SE11 4QE Restaurant to Rent



Location:

Kennington is a popular and densely populated suburb within the London Borough of Lambeth, located approx. 1 mile to the south of Central London. The area benefits from excellent road communications via the A3 and A23, and Lambeth and Vauxhall bridges which provide easy access across the River Thames to Central London. The property is situated within short walk from Vauxhall and Kennington Underground Stations, with occupiers close by include Pizza Hut, Pizza Express, Library, Hair Salon and more.



London SE11 - 313 Kennington Road, Kennington SE11 4QE

Restaurant to Rent

Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.