

Lavender Hill CLAPHAM BAR AMNESIA

1,705 sq ft gross plus large cellar and upper floor

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Bar Amnesia, Lavender Hill, Clapham, London SW11 5QW

Lease for sale

- 7 day Live music and dance licence (until 2am Friday and Saturday).
- Income from 1st floor flats.
- Large bar and cellar area.

Regulated by RICS



Location

The premises are located in Lavender Hill, Clapham on the A3036 close to the junction with Cedars Road/Queenstown Road. Clapham Common tube is 0.7 miles whilst Clapham Junction railway station and Queenstown Road are both approximately 0.8 of a mile.

Description

The property comprises a bar/lounge at ground floor totalling 161 sq m (1,705 sq ft) gross internal with residential over; currently trading as Bar Amnesia.

The ground floor is laid to form a large bar area with WC's and a large cellar below.

At first floor level are two x 1 bed flats and one x 2 bed flats let on assured shorthold tenancies (not inspected) plus kitchen.

Amenities include central heating and air conditioning.

Tenure

The premises are held on a lease from 1 September 2004 for a term of 21 years at a current rental of £34,500 per annum exclusive. The next rent review is due in 2012.

N.B. We are informed by the current tenants that they receive rents totalling £3,000 per month (£36,000 per annum) from the tenants of the flats.

The premises are subject to a Tied Estate Order regarding the purchase of alcohol.

Licences

The premises are licensed for the provision of live music and dancing together with the provision of late night refreshment and consumption of alcohol all day with extensions to 2 a.m. on Friday and Saturday (premises licence number 2007/188694).

Price

The premises are available by way of assignment of the current lease and premium offers are invited for the benefit of the valuable leasehold interest.

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

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