

ESTABLISHED MUSIC VENUE & BAR FOR SALE WITH 1AM LICENCE 3,019 FT² / 281 M²



OFF THE CUFF, ARCH 645, 301-303 RAILTON ROAD, LONDON, SE24 0JN

LOCATION The venue is located approximately 3½ miles South East of central London, adjacent to 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 The demise is fitted as a bar and music venue incorporating a soundproofed rehearsal / break out area for artists. It is laid out over 3 arches with a generous outside area and the following approximate GIAs:

Arch 644 (Stage)	1,036 ft ² / 96.27 m ²
Arch 645 (Bar)	1,051 ft ² / 97.61 m ²
Arch 648 (Rehearsals & Staff)	932 ft ² / 86.63 m ²
Total	3,019 ft² / 280.51 m²
Outside Area	unmeasured

PREMISES LICENCE Our client advises that the property benefits from a Premises Licence that permits Live Music and the Sale of Alcohol with a terminal hour of midnight and 1am on Friday & Saturday. The advised capacity is 350 people. Our clients are in the process of applying to extend the alcohol sale to 2am on Friday & Saturday.

TENURE We are advised by our clients that arches 644 & 645 are held on an unprotected effective FRI lease for a term for 10 years from June 2022 with rent reviews in June 2025, '28 & '31. The current rent payable is £69,000 per annum exclusive of all other outgoings. Arch 648 is held on an effective FRI lease for a term for 10 years from September 2019 with an option to renew for a further 10 years. The rent is £9,800 per annum exclusive with a review after 5 years.

PREMIUM Our clients are seeking premium offers of £95,000 subject to contract for the benefit of their premises licence, leasehold interest and all trade fixtures and fittings.

BUSINESS RATES The VOA website advises the current combined Rateable Values are £36,250 giving rise to a rates payable of approximately £4,550 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.

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.

For further information contact Stephen Bagatti on steve@selsian.com 07594 097 078

selsian | 5 dean street | london | w1d 3rq | www.selsian.com | 020 7193 9277

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.