

Hooper

NAYLOR FRIEND

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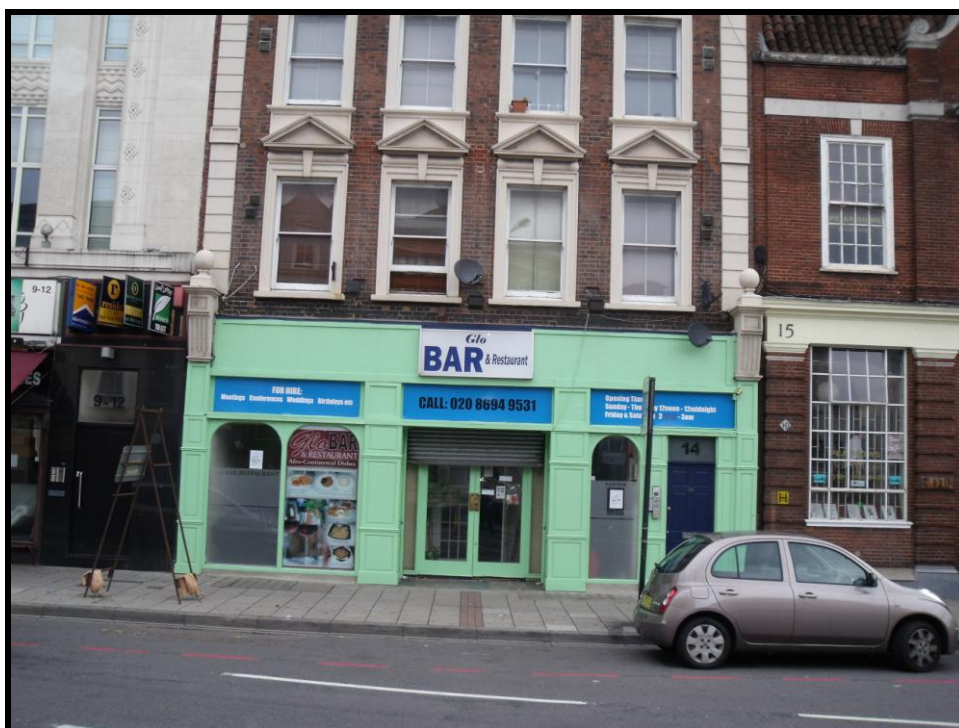
## **LARGE FORMER** **RESTAURANT/BAR** **TO LET**

FRONTING DEPTFORD BROADWAY IN A HIGHLY PROMINENT POSITION AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

**13/14 DEPTFORD BROADWAY,**  
**LONDON SE8 4PA**

### **LOCATION**

The property is situated with a good frontage to Deptford Broadway close to its junction with Deptford Church Street in the centre of Deptford. Deptford Broadway forms part of the main A2 commuter route and the property benefits from vast quantities of passing vehicular traffic but also benefits from nearby short term parking and loading bays enabling some quick stop trade. The property is just a short walk from access to the Docklands Light Railway giving access within a few minutes of the City of London and consequently there has been significant development in the area generally including major residential construction. Deptford generally has benefited from a good deal of inward investment and is considered to be an improving area.



## **DESCRIPTION**

The property comprises a large ground floor former restaurant/bar to be offered under a new lease. The property has good frontage and is currently arranged internally as a front bar and VIP area and rear seating area but could be easily reconfigured to make more of a bar or more of a restaurant. To the rear is a good sized kitchen, separate preparation area and male and female WCs and the property would suit a wide variety of potential uses.

## **ACCOMMODATION**

|   |                      |   |
|---|----------------------|---|
| Gross Frontage                                      | 29.69m               | (30')   |
| Internal Width                                      | 7.01m                | (23')   |
|   |                      | widening to 7.37m (24'2) after 2.74m (9') and<br>widening again to 8.53m (28') after a further<br>6.70m (22') |
| Built Depth   | 29.50m               | (96'8)  |
| Total Sales Area                                    | 236.90m <sup>2</sup> | (2,550 ft <sup>2</sup> ) (approx) currently partitioned to include:   |
| Kitchen   | 20.90m <sup>2</sup>  | (225 ft <sup>2</sup> )  |
| Preparation Area                                    | 6.03m <sup>2</sup>   | (65 ft <sup>2</sup> )   |
| Male and Female WCs                                 |                      |   |
| Together with access to<br>a fire exit at the rear. |                      |   |

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

## **TENURE**

The property is to be offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

## **USE/PLANNING**

We understand the property currently falls within Class A3 (Restaurant) of the current Town and Country (Use Classes) Order and most recently operated as a restaurant/bar. It should be noted that the former tenant's sought a music and dance licence which was subsequently revoked. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

## **RENT**

An initial rent of **£50,000 (fifty thousand pounds)** per annum exclusive is sought.

## **V.A.T.**

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

## **SUBJECT TO CONTRACT**

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.