

forge



30-34 NORTHCOTE ROAD  
LONDON SW11

100% PRIME BAR/  
RESTAURANT OPPORTUNITY  
WITH DEMISED EXTERNAL  
SEATING AREA





# LOCATION

**30-34 Northcote Road** presents a rare opportunity to secure a treble fronted unit with the benefit of a demised outside seating area, occupying a 100% prime location on the hugely popular and busy Northcote Road, in the heart of the area referred to as 'between the commons'.

The character building provides the opportunity for an occupier to secure a flagship in the heart of one of the most popular London Villages.

Located immediately adjacent to Joe & The Juice and opposite Archer Street, nearby bar and restaurant operators include Vagabond, Northcote Records (Rocket Leisure), The Old Bank (Fullers), The Northcote (Young's), along with Ole & Steen, Gail's and Oree.

Retailers in the immediate vicinity include Kiehl's, Ace & Tate, Oliver Bonas, Space NK and Aesop. Co-Op Food are located opposite, with Bayley & Sage also having representation on the street.

**ARCHER STREET**

**Northcote RECORDS**

**FULLER'S THE OLD BANK**

**THE NORTHCOTE**

**VAGABOND**

**ace & tate**

**Aēsop**

**Bayley & Sage**

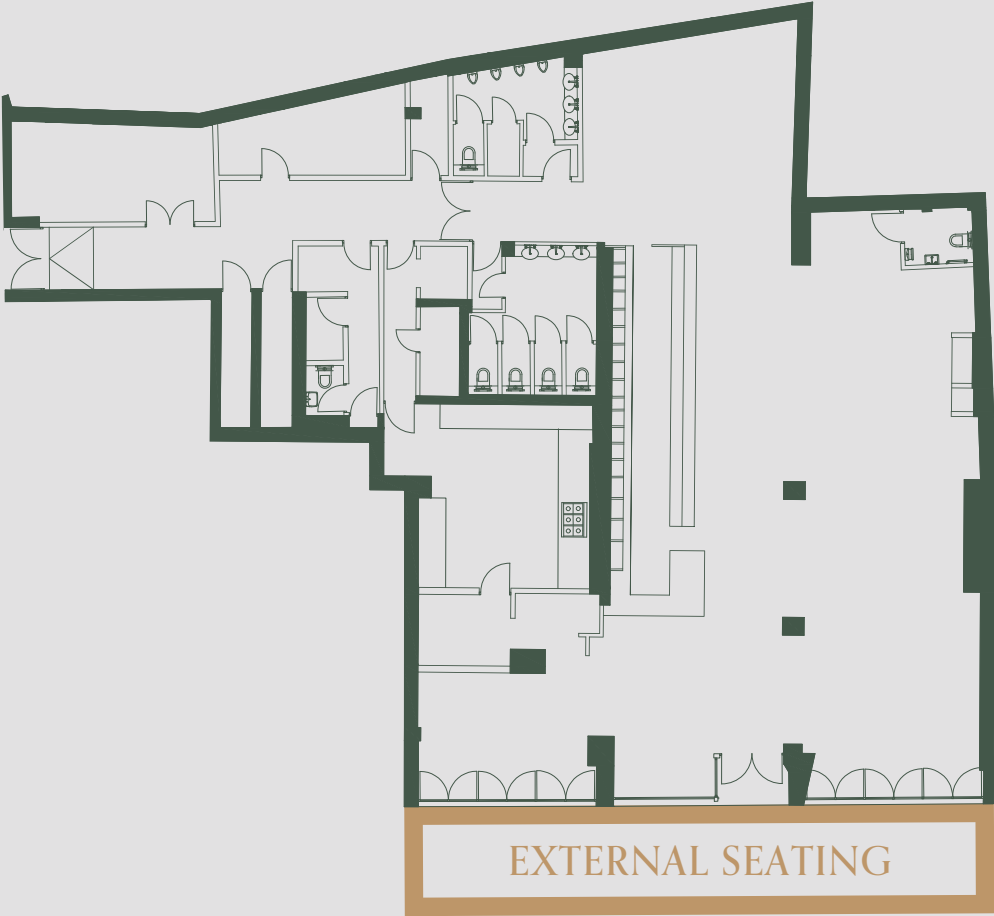
**Kiehl's SINCE 1851**

**OLIVER BONAS**

**SPACENK APOTHECARY LONDON**



# FLOORPLAN



# ACCOMMODATION

The property is arranged over ground floor only and comprises the following areas:

GROUND FLOOR	4,432 sq ft	(412 sq m)
EXTERNAL SEATING	300 sq ft	(28 sq m)

# LEASE TERMS

The unit is available by way of a new effective FRI lease, subject to five yearly upward only rent reviews, for a term of years to be agreed, to be contracted outside of the Landlord & Tenant Act 1954 Part II.







# RENT

£350,000 per annum exclusive.

# PLANNING

The property currently benefits from Sui Generis consent - other uses will be considered subject to planning.

# PREMISES LICENCE

Available on request.

# RATES

RATEABLE VALUE	£89,100
RATES PAYABLE	£46,332

Interested parties are advised to make their own enquiries with Wandsworth Council on 020 8871 6875.





# 30-34 NORTHCOTE ROAD LONDON SW11



## CONTACT

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