

# JOHN PAYNE COMMERCIAL

SALES | LETTINGS | LAND | INVESTMENTS

**TO LET ON NEW LEASE**

**FORMER WINE BAR/NIGHTCLUB  
PRIME LOCATION IN BLACKHEATH VILLAGE  
4,000 SQ FT TOTAL - WOULD SPLIT  
ANCILLARY AND RESIDENTIAL ABOVE  
LARGE ALFRESCO DINING AREA**



**7-9 MONTPELIER VALE, BLACKHEATH, SE3 0TA**

**£120,000pa FOR THE ENTIRE  
£85,000pa GROUND & BASEMENT**

Commercial Property Agents & Surveyors

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

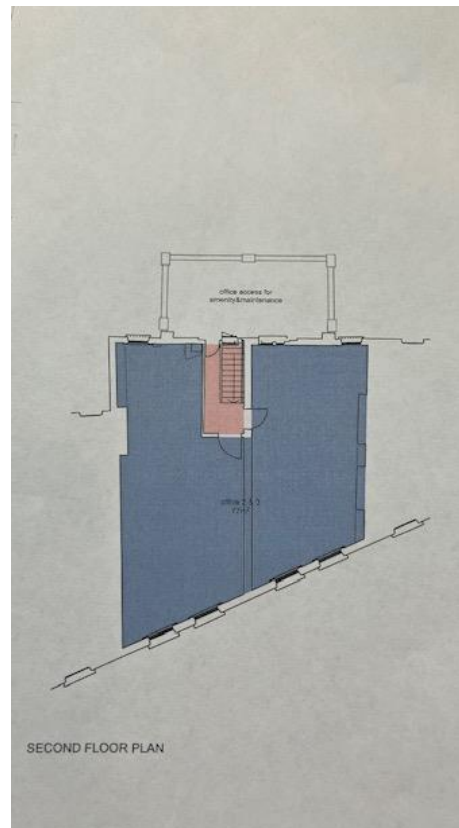
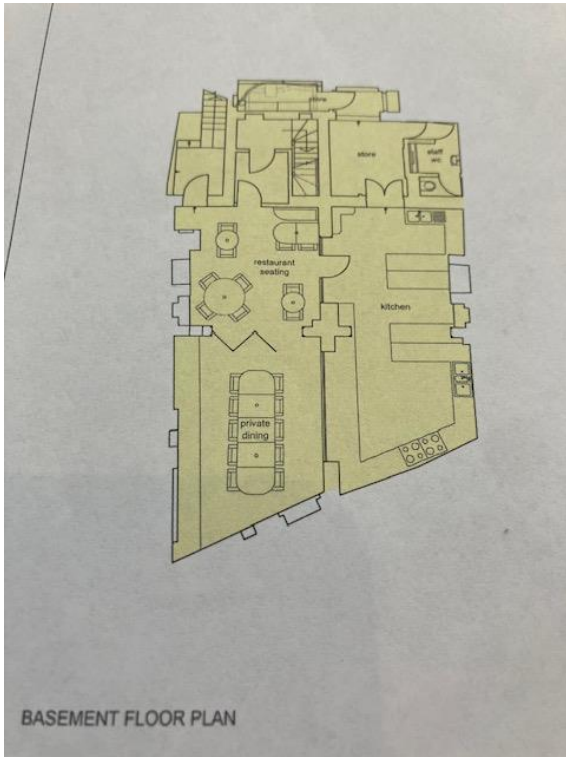
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.

<b>Location:</b>	Situated at the junction of Tranquil Vale in one of the prime parts of the village being equi-distant the open heath and railway station (London 12 minutes). Other nearby occupiers include Rymans, Greggs, The Ivy Restaurant, and a wide variety of retail trades serving the densely populated residential area nearby.
<b>Description:</b>	<p>A double fronted commercial premises with basement and 2 floors of ancillary space above. It was originally known as The Barcave and more recently Morden's Wine Bar. The total area is approximately 4,000 sq ft of shell and core space plus a large, terraced garden which was used for alfresco dining. The ground floor &amp; basement very roughly, offers 1,000 sq ft per floor and has direct access to the garden. The two floors above were previously used as additional hospitality space and residential on the top floor.</p> <ul style="list-style-type: none"> <li>• New lease on wine bar/restaurant with 1am Licence</li> <li>• No premium</li> <li>• Would split ground floor &amp; basement from upper part.</li> <li>• Refurbished to shell &amp; core condition.</li> </ul>
<b>Business Rates:</b>	Interested parties are advised to make their own enquiries to the local Authority, being the London Borough of Lewisham.
<b>Terms:</b>	The entire building to be let on a new FRI lease for a minimum term of 10 years subject to five-year rent reviews. <b>ALTERNATIVELY</b> , the client would consider separating the upper part and letting the ground floor and basement + garden on a single lease.
<b>Deposit:</b>	A deposit of up to 6 months' rent may be required, subject to status.
<b>Reference Fee:</b>	Upon acceptance of offer and prior to documentation being circulated, the ingoing tenants will be required to make a non-refundable contribution of £250 + VAT in respect of referencing and credit check.
<b>VAT:</b>	N/A
<b>Legal Fees:</b>	Each party to bear their own legal costs.
<b>Viewing:</b>	Strictly via appointment through joint sole agents JOHN PAYNE COMMERCIAL 020 8852 6125 and CDG Leisure 0207 100 5520

JP/LE/7-9MPV/C00807

Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor



**Commercial Property Agents & Surveyors**

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: Commercial@johnpaynecommercial.com

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.



Misdescriptions Act 1991

Whilst every effort has been made to ensure the accuracy of these particulars they are in no way guaranteed and do not and will not constitute any part of a contract or any other form of agreement. No liability shall attach to John Payne Commercial or its representatives in relation to anything stated or omitted from these particulars. All prospective lessees purchasers are invited to and expected to inspect the property to check the accuracy of these particulars and to seek appropriate advice from their surveyor and/or solicitor



Four photos of the extensive space above, over two floors.



**Commercial Property Agents & Surveyors**

7 Hare & Billet Road, Blackheath, London SE3 0RB Tel: 020 8852 6125 Email: [Commercial@johnpaynecommercial.com](mailto:Commercial@johnpaynecommercial.com)

[www.johnpaynecommercial.com](http://www.johnpaynecommercial.com)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne Commercial and its employees have no authority to make any representation or give any warranty in relation to this property.