



**Bird & Bun, 3a East Street, Bromley BR1 1AB**

**Location**

The premises is located on East Street close to the junction with Market Square and Bromley North station is located nearby. Local operators include; ASK, Zizzi, Pizza Express, Franco Manca, GBK, Nando's and Café Rouge. For a better understanding of the location please review [Google Street View](#)

**Description**

Arranged over ground floor and basement of an attractive multi storey building with ASK restaurant adjoining and residential flats on the upper parts. The ground floor comprises a fully fitted restaurant providing approximately 110 covers in a large open plan area which also includes a bar servery to rear, theatre kitchen and prep area and disabled WC. The basement comprises food prep area, refuse store, chilled storage, staff room, beer store, male and female customer toilets. We understand the approximate Gross Internal Area to be:

Ground Floor	242 sq m	2,600 sq ft
Basement	93 sq m	1,000 sq ft
Total	335 sq m	3,600 sq ft

**Tenure**

The premises are held on a lease expiring September 2036 at a passing rent of £109,000 per annum subject to five yearly rent reviews with the next review being in September 2021. There is a tenant only break on 28 September 2026 with 6 months prior written notice required.

**Premium**

Premium of £100,000 is sought for the benefit of the leasehold interest, premises license and fixtures and fittings in situ.

**Planning and Licensing**

The premises benefits from A3 restaurant use and is situated in Bromley Town Centre Conservation Area.. The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Saturday	12.00pm to 23.10pm
Sunday	12.00pm to 22.40pm

**Further Details**

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities. Staff are unaware of the impending sale.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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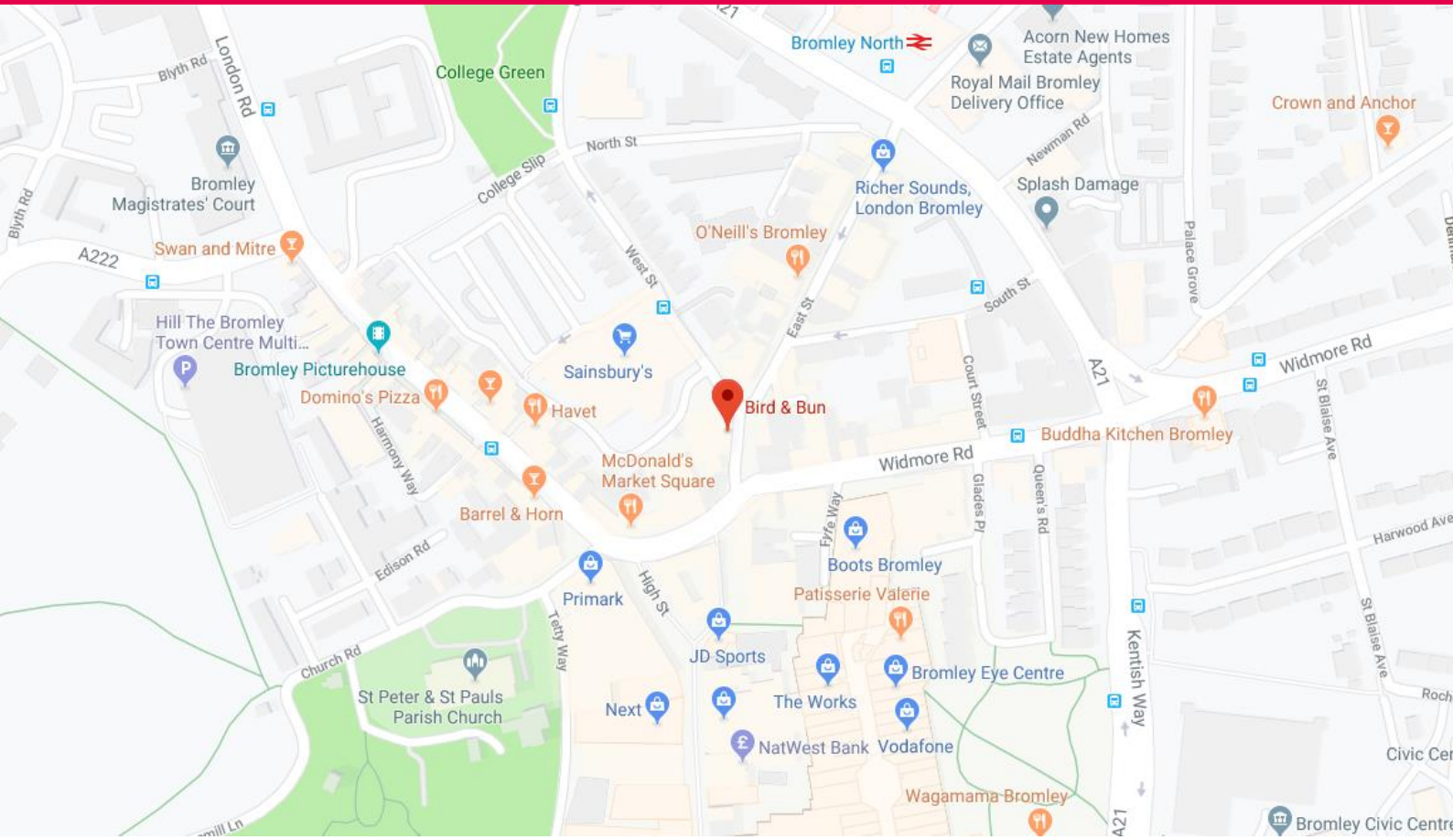
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**DAVIS  
COFFER  
LYONS**

**HIGHLY CONFIDENTIAL  
FULLY FITTED, A3 RESTAURANT LEASE FOR SALE  
BROMLEY**



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