

DOGSTAR

389 COLDHARBOUR LANE, LONDON, SW9 8LQ

SUBSTANTIAL FREEHOLD PUBLIC HOUSE WITH LATE LICENCE IN PRIME BRIXTON LOCATION
AVAILABLE TO LET/FOR SALE
SUBJECT TO VACANT POSSESSION





ATLANTIC

ATLANTIC

GOOD

LOVE

ANDRÉ PIERRE

THE DOG STAR

LOVE

LOVE

LOVE

LOVE



MORLEYS
- ESTABLISHED 1880 -



**VILLAGE
BRIXTON
VILLAGE
BRIXTON**

DOGSTAR, 389 COLDHARBOUR LANE, LONDON, SW9 8LQ

HIGHLIGHTS INCLUDE:

- Late night public house premises in prime Brixton location
- Close to Brixton Village Market
- Substantial character building in prominent corner position extending to approximately 870.7 sq m (9,372 sq ft)
- Located on established leisure and hospitality pitch close to the Horse & Groom, Rosa's Thai and Honest Burger
- EPC: C - 60
- **Offers in excess of £3,250,000 for our clients freehold interest with vacant possession, alternatively offers are invited for the benefit of a new lease**

LOCATION

Dogstar is located in the heart of Brixton, a dynamic and diverse area within South London. Situated just a short distance from Brixton Station (Victoria Line) at the junction of Coldharbour Lane and Atlantic Road, the venue benefits from high footfall and is surrounded by a vibrant mix of residential, retail and entertainment spaces. The area is home to a wide range of popular bars, restaurants, and cultural attractions, with notable nearby venues including Brixton Village, Pop Brixton, the O2 Academy and Electric Brixton. Brixton's lively music scene and multicultural atmosphere make it a go-to destination for socialising, dining and entertainment.

DESCRIPTION

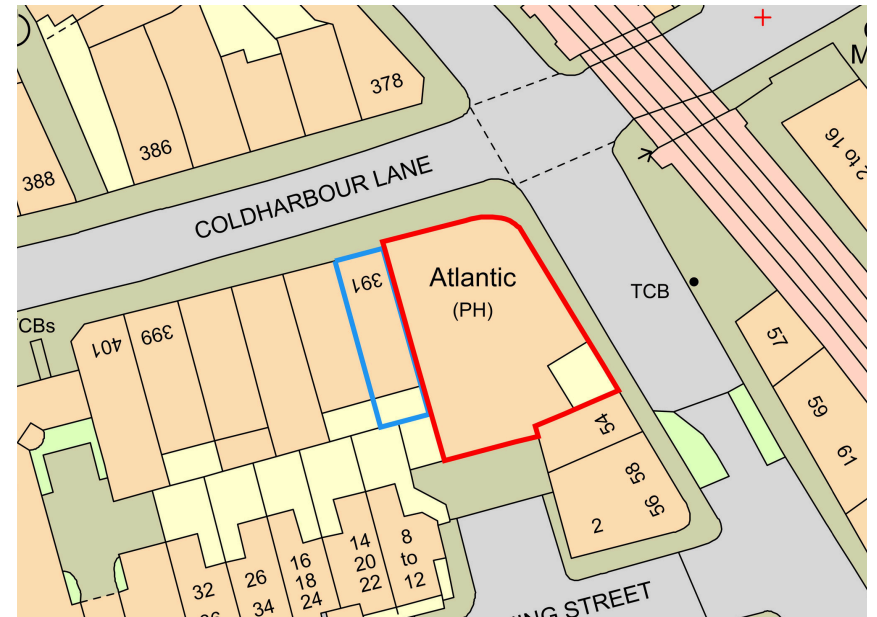
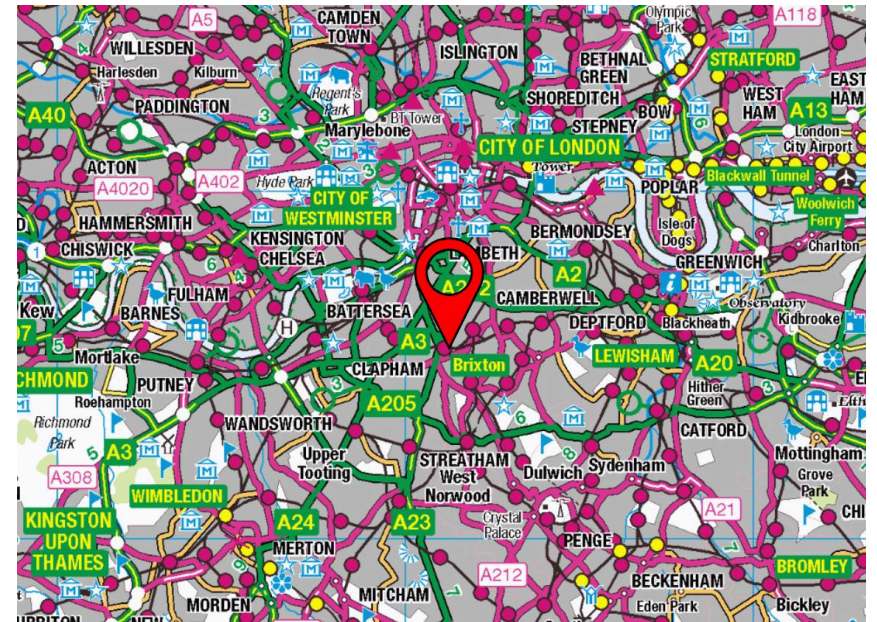
The substantial corner property is of brick construction under a flat roof. The property, which is located within the Brixton Conservation Area, is laid out to provide accommodation on basement, ground and two upper floor levels. A roof terrace has been built but has not been in use as it still requires the necessary consents. To the rear of the property is a yard area.

ACCOMMODATION

Ground Floor – Large open plan bar area with centrally positioned bar servery. There is an additional trading area to the rear of the ground floor along with a former catering kitchen.

Upper Floors – The first floor provides a large function room with bar servery and two further rooms. The second floor has an additional bar along with ladies and gents WC's.

Basement - The basement provides a variety of rooms including an office and beer cellar.



*The area edged blue is available by way of separate negotiation

APPROXIMATE FLOOR AREAS

The areas outlined below give the approximate gross internal area of the Dogstar, 389 Coldharbour Lane:

Floor	Sq M	Sq Ft
Basement	222.6	2,397
Ground	304.5	3,277
First	175.7	1,891
Second	154.8	1,666
Third	13.1	141
Total	870.7	9,372

Interested parties are strongly urged to undertake their own measured survey of the property prior to entering into a new lease or purchase of the property.

The areas outlined below give the approximate gross internal areas of the adjoining property, 391 Coldharbour Lane, as highlighted in blue on the following page. Please note that this property is not within our client's ownership but may be available through a separate negotiation:

Floor	Sq M	Sq Ft
Basement	55.8	600
Ground	67.8	730
First	48.7	524
Second	49.5	531
Total	221.6	2,386

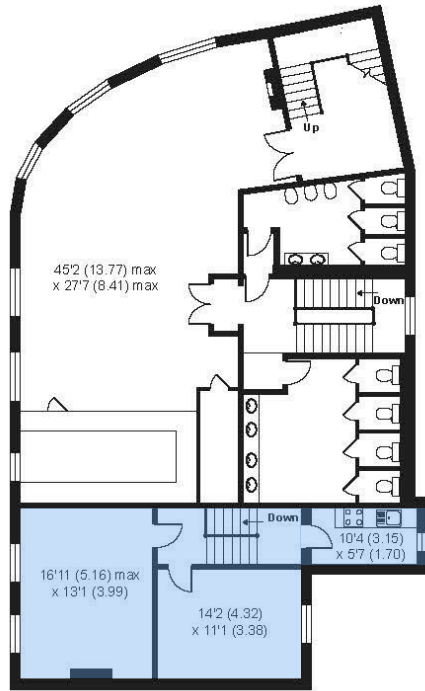
The basement of 391 Coldharbour Lane has been fitted to provide customers toilets for the Dogstar as well as a cloakroom and disabled toilet to the ground floor. An interconnecting door provides access to the Dogstar's ground floor trading area. Additionally, there is a separate retail unit located at ground floor level.

The first and second floors consist of private living accommodation with a living room, 3 bedrooms, kitchen and bathroom which is accessed separately via Coldharbour Lane.

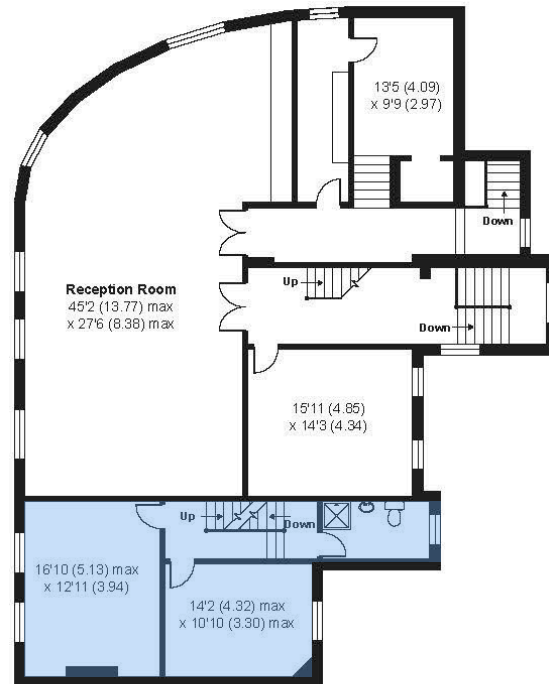


FLOOR PLANS

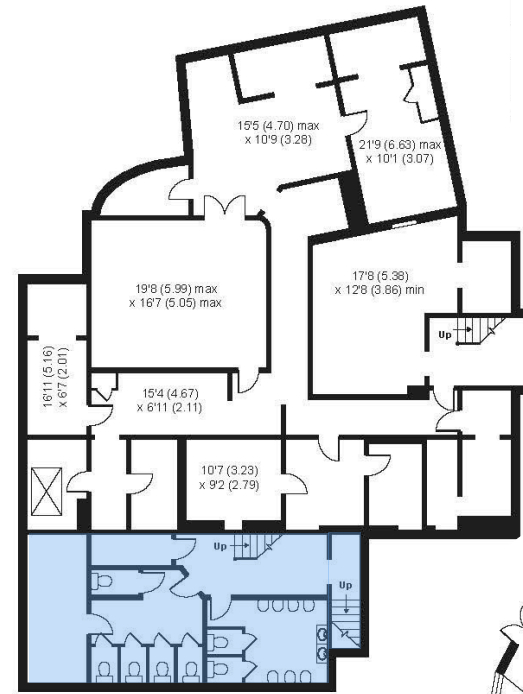
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



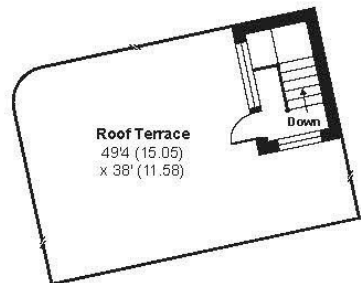
SECOND FLOOR



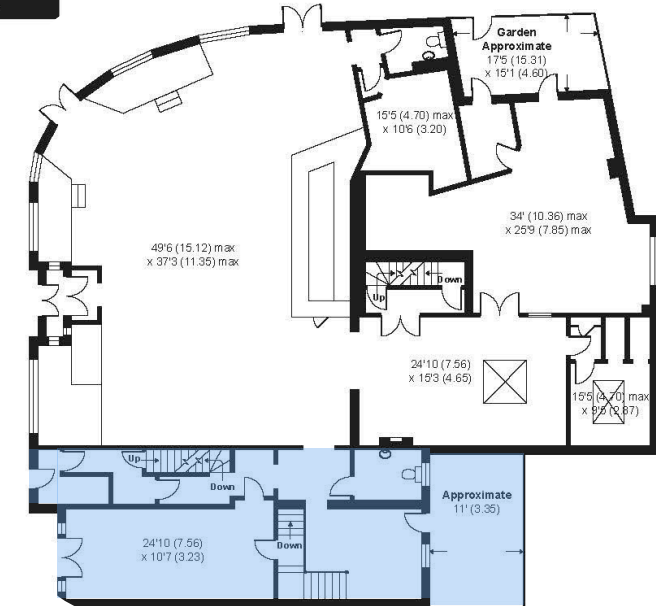
FIRST FLOOR



LOWER GROUND FLOOR



THIRD FLOOR



GROUND FLOOR

NB. NOT TO SCALE.

THE AREAS SHADED BLUE ARE OUTSIDE OF OUR CLIENTS OWNERSHIP BUT ARE AVAILABLE BY WAY OF SEPARATE NEGOTIATION

DOGSTAR, 389 COLDHARBOUR LANE, LONDON, SW9 8LQ

savills



TENURE

Freehold/Leasehold.

PREMISES LICENCE

The property has the benefit of a Premises Licence which permits the sale of alcohol at the following times;

- Monday-Wednesday: 11am-2.30am
- Sunday: 12pm-2.30am
- Thursday-Saturday: 11am-4am

RATEABLE VALUE

2023 - £101,000

EPC

C-60

VAT

The property is elected for VAT.

PLANNING

The building is locally listed and situated within the Brixton conservation area.

TERMS

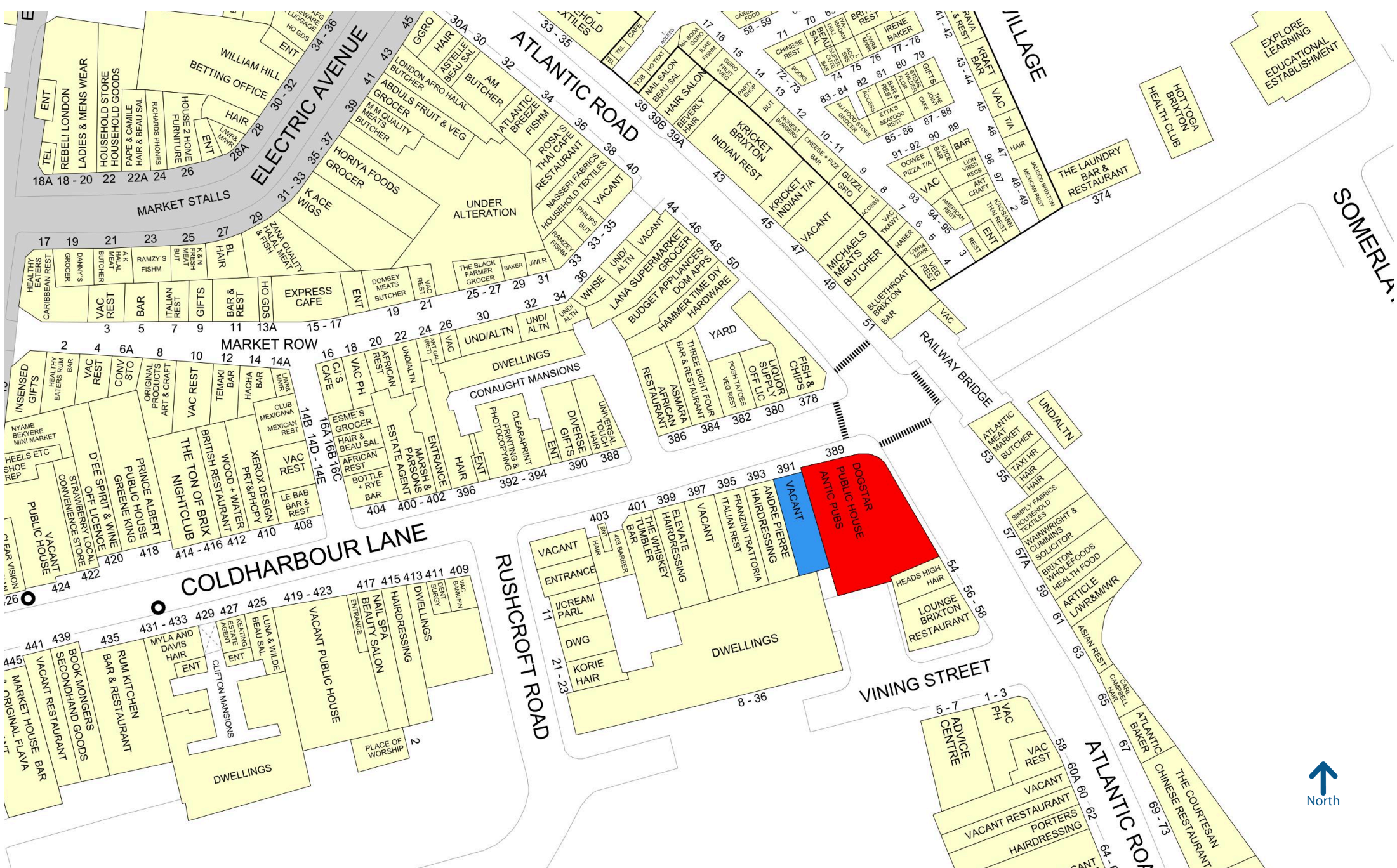
The property is available, subject to securing vacant possession, on a new lease at terms to be agreed. Alternatively freehold offers will also be considered in excess of £3,250,000.

VIEWINGS

All formal viewings must be strictly be made by prior appointment via the sole agents Savills.

MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.



DOGSTAR, 389 COLDHARBOUR LANE, LONDON, SW9 8LQ



ATLANTIC

ATLANTIC



Except
buses and
loading permits
holders

JEFF
ESTY

ATLANTIC ROAD



ERON
32

ERON

GOLD

GOLD



Public
Parking
unavailable
between 11
and 12

THE DOG STAR

ANDRÉ PIERRE

PAUL BREEN

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JACK PHILLIPS

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