

CONFIDENTIAL DOUBLE FRONTED RESTAURANT TO LET **BATTERSEA RISE, SW11**

• A3/A5 use with extraction

• Affluent & sought after location

New lease subject to vacant possession

- Premises License

LOCATION

Prominently located on Battersea Rise close to its junction with Northcote Road. The immediate area offers 7day trade and is known to be one of the busiest and most desirable restaurant and bar circuits in South West London. Nearby operators include B@1, Adventure, Dip & Flip, Nandos, Pho and Franco Manca. Clapham Junction Station which boasts an annual footfall of 32 million is a 5 minute walk whilst Clapham Common is a short bus ride away.

ACCOMMODATION

Planning consent has been granted to provide the following approximate floor areas:

Ground	-	969 sq ft
Basement	-	430 sq ft
TOTAL	-	1,399 sq ft

TERMS

The premises are available by way of a new Full Repairing and Insuring Lease for a term by negotiation.

RENT

Offers in excess of £50,000 per annum exclusive

PREMIUM

On application

FURTHER INFORMATION

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NEARBY OPERATORS INCLUDE:



MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.