

DOUBLE FRONTED RESTAURANT TO LET SUBJECT TO VACANT POSSESSION



LOCATION

Prominently located on Battersea Rise very close its junction with Northcote Road. The immediate area offers 7-day trade and is known to be one of the busiest and most desirable restaurant and bar circuits in South West London. Nearby operators include Adventure, Dip & Flip, Banana Tree, Joe & The Juice, Archer Street and Vagabond.

Clapham Junction Station which boasts an annual footfall (pre covid) of 32 million is a 5 minute walk whilst Clapham Common is a short bus ride away.

DESCRIPTION

The property is arranged over the basement and ground floor with the kitchen and disabled WC on the ground floor and wc's and storage in the basement.

FLOOR AREAS (approximate)

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 £55,000 per annum exclusive

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 1030 to 2330 Monday to Thursday, 1030 to midnight Friday and Saturday and 1030 to 2200 on Sundays. A copy of the license is available on request.

BUSINESS RATES

We are advised by the VOA that the property has a rateable value of £21,500 with rates payable of £10,728 (excluding the 66% reduction up until 1st April 2022.)

CONTACT

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