

CONFIDENTIAL - STAFF UNAWARE
FULLY FITTED RESTAURANT & BAR LEASE FOR SALE
4-6a Battersea Rise, London, SW11 1ED



LOCATION

The property is situated at the corner of Battersea Rise and Eccles Road, in the heart of Battersea. It is just a few minutes' walk from Northcote Road and Clapham Common, with Clapham Junction Station, one of Europe's busiest stations, less than a 10-minute walk away. Nearby establishments include The Merchant, Little Bird, Humble Grape, and the recently opened Azteca Battersea and Lockes Cocktail Bar.

[Link to Google Street View](#)

DESCRIPTION

The property boasts excellent frontage with a single shopfront onto Battersea Rise & a larger 10m footage onto Eccles Road. The layout can be adapted depending on the type of concept however in its current format the restaurant accommodates 50 dining covers & an additional 16 covers externally. The property also features a separate bar area (20 covers on high tables) with its own entrance from Battersea Rise which is perfect for private functions, additional seating, or alternative uses (deli, café etc). The open plan kitchen features a fantastic gas/wood-fired pizza oven with a dedicated hatch for deliveries. Adjacent to this is another small kitchen and pot wash area equipped with its own extraction system. The basement offers a prep area, storage, pot wash and a walk-in fridge.

A 3 bed flat which is included in the demise, is accessed through the restaurant & currently used as managers accommodation. However, landlords approval is in place to create a designated residential entrance via 4 Battersea Rise, subject to the necessary consents. This would require investment from an incoming operator but would dramatically increase the revenue from the flat.

ACCOMMODATION

The property comprises the following approximate floor areas:

- Ground floor - 1,408 sq ft / 130.8 sq m
- Basement - 389 sq ft / 36 sq m
- Flat - Unmeasured

PREMIUM

Premium on application

LEASE

Available by way of an assignment of the existing 12 year co-terminous leases from April 2023 at a passing rent of £55,000 pax subject to rent review and tenant only break clauses in 2027 and 2031. The leases are contracted inside the security of tenure and compensation provisions of the L&T Act 54.

LICENSE

We are advised that the premises license permits the sale by retail of alcohol both ON & OFF the premises from 9am to midnight Monday - Saturday and from 9am to 2300 on Sundays. The license is unrestricted allowing the sale of alcohol without food. A copy of the license is available on request.

BUSINESS RATES

Rateable Value - £46,750

UBR - 0.499

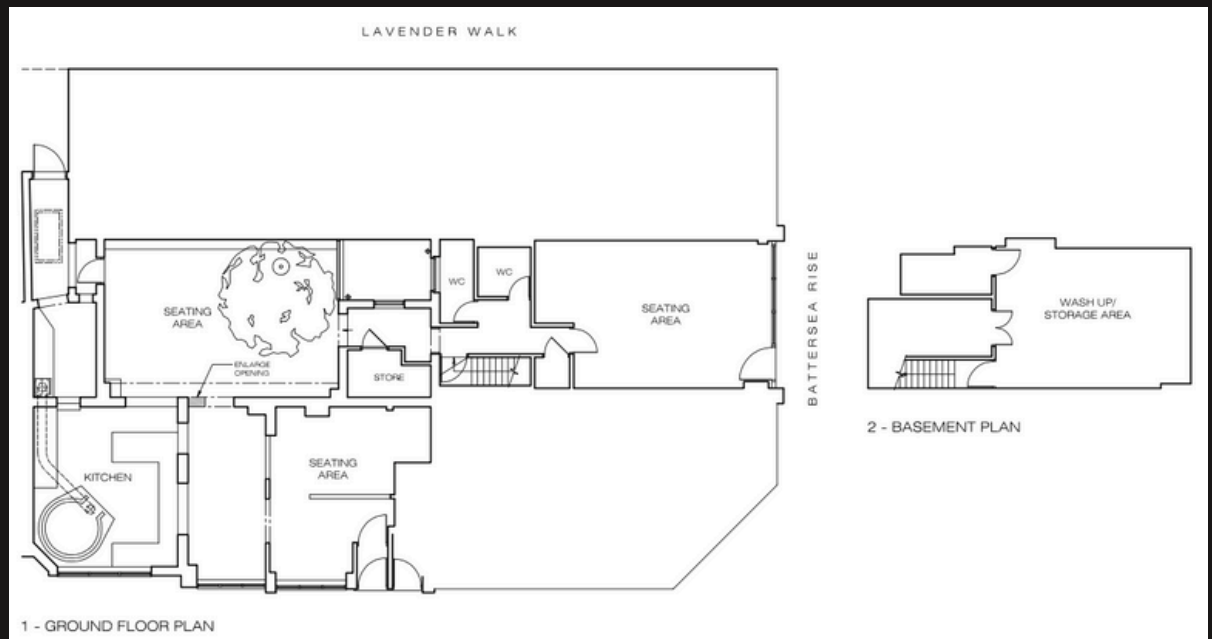
Rates Payable - £23,238 (excluding any relief - see below)

The Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business. Interested parties are advised to make their own enquiries to verify the business rates

FURTHER DETAILS

Marc Rogers marc@mkproperty.co.uk
07816 764653 http://www.mkproperty.co.uk





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