

CONFIDENTIAL - STAFF UNAWARE

FULLY FITTED RESTAURANT & BAR LEASE FOR SALE

30 Battersea Rise, London, SW11 1EE



- 2am unrestricted license
- Open & trading with turnover of £993,457 (year end March 2024 - ex Vat)
- Rent of £34,000 fixed until 2030
- Fully fitted with full kitchen extract



LOCATION

The property is situated on Battersea Rise, 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, The Table, Soif, Humble Grape, and the recently opened Azteca Battersea and Lockes Cocktail Bar.

[Link to Google Street View](#)

DESCRIPTION

The property benefits from a single shopfront onto Battersea Rise and accommodates 30 covers & an additional 4 covers externally.

The restaurant is fully fitted with bifold windows which open up onto Battersea Rise, an open plan kitchen and Clayoven Co charcoal / gas hybrid grill together with prep kitchen behind with convotherm oven, additional extract hood and wash up area.

The basement acts as storage only.

Internal video (kitchen) - [here](#)

Internal video (restaurant) - [here](#)

ACCOMMODATION

The property comprises the following approximate floor areas:

Ground floor - 720 sq ft/ 66.8 sq m

Basement - Not measured

PREMIUM

Premium on application

THE BUSINESS

The existing operator had **annual revenues of £993,457 for the 12 month period to 03/03/2024**. Note that the premium does not include the restaurant's name or any other elements related to the restaurant brand

LEASE

Available by way of an assignment of the existing 15 year lease from March 2015 at a passing **rent of £34,000 pax, fixed until 2030**. The lease is 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 (without food) from 11am to 2am Friday & Saturday** and until midnight the rest of the week. A copy of the license is available on request. .

BUSINESS RATES

Rateable Value - £22,750

UBR - 0.499

Rates Payable - £11,352 (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@mkrproperty.co.uk
07816 764653 http://www.mkrproperty.co.uk



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