

BATTERSEA, SW11

PRIME CLASS E UNIT

TO LET

5 LAVENDER HILL

LONDON

SW11 5QW

SHELLEY SANDZER

Since 1983



LOCATION

This unit is situated in a prominent position visible from the busy junction of Lavender Hill and Queens Town Road. The area benefits from high density footfall, as well as a good local demographic of young professionals and families. The unit also has rear service access, allowing strong online delivery potential subject to confirmation of planning. Local retailers include Café Nero, Tesco Express and Sainsbury's.

ACCOMMODATION

The unit affords the following approximate gross internal floor areas;

GROUND FLOOR	1,564 sq ft / 145.3 sqm
BASEMENT	1,753 sq ft / 162.9 sqm
TOTAL	3,317 sq ft / 308.2 sqm

LEASE

A new lease available for a term to be agreed.

RENT

Offers invited in the region of £75,000 pa, Subject to Contract.

PLANNING

The premises benefit from Class E planning.

RATES

Interested parties are advised to make their own enquiries with Wandsworth Borough Council.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

LICENCE

There is a premises licence in place permitting the sale of alcohol at the following times;

Sunday-Thursday: 10:00-23:30

Friday-Saturday: 10:00-2:00

There are no restrictions on opening hours.

VIEWINGS

Strictly by appointment only through sole agents Shelley Sandzer.

Josh Hart

Josh@shelleysandzer.co.uk

07807 416 076

Richard Thomas

Richard@shelleysandzer.co.uk

07795 815 463

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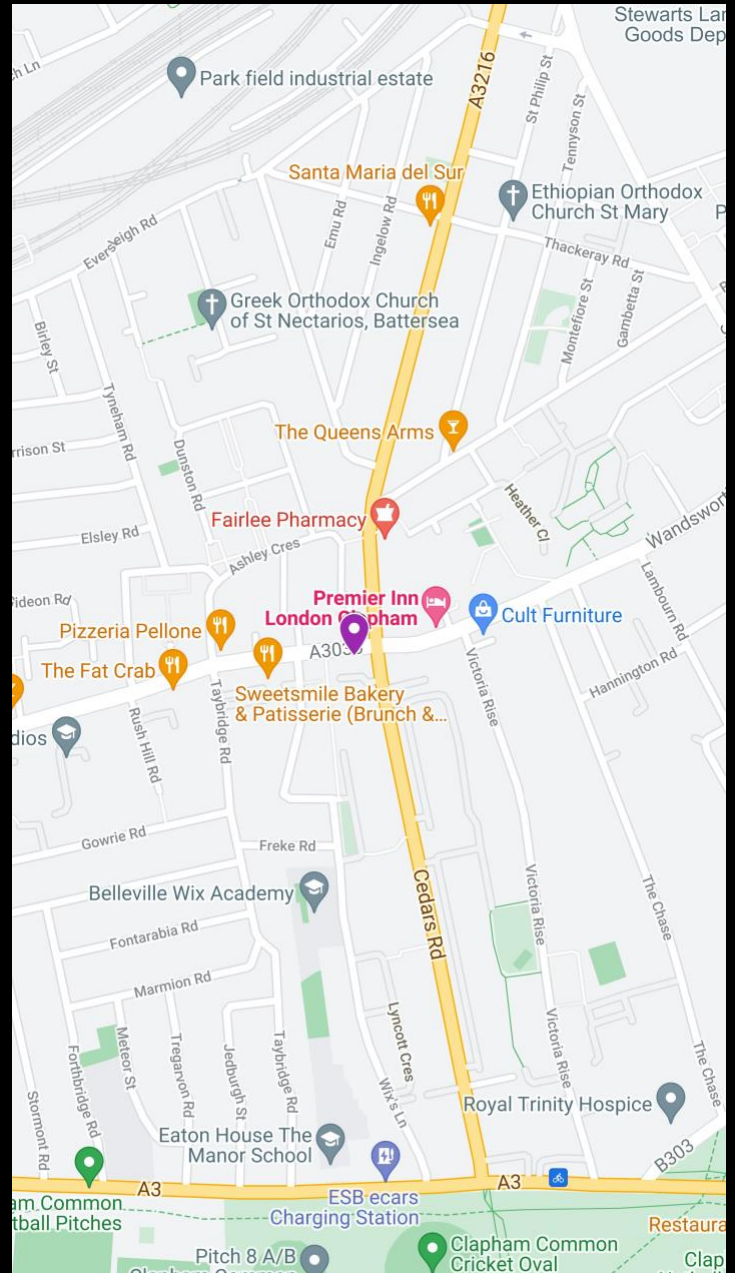
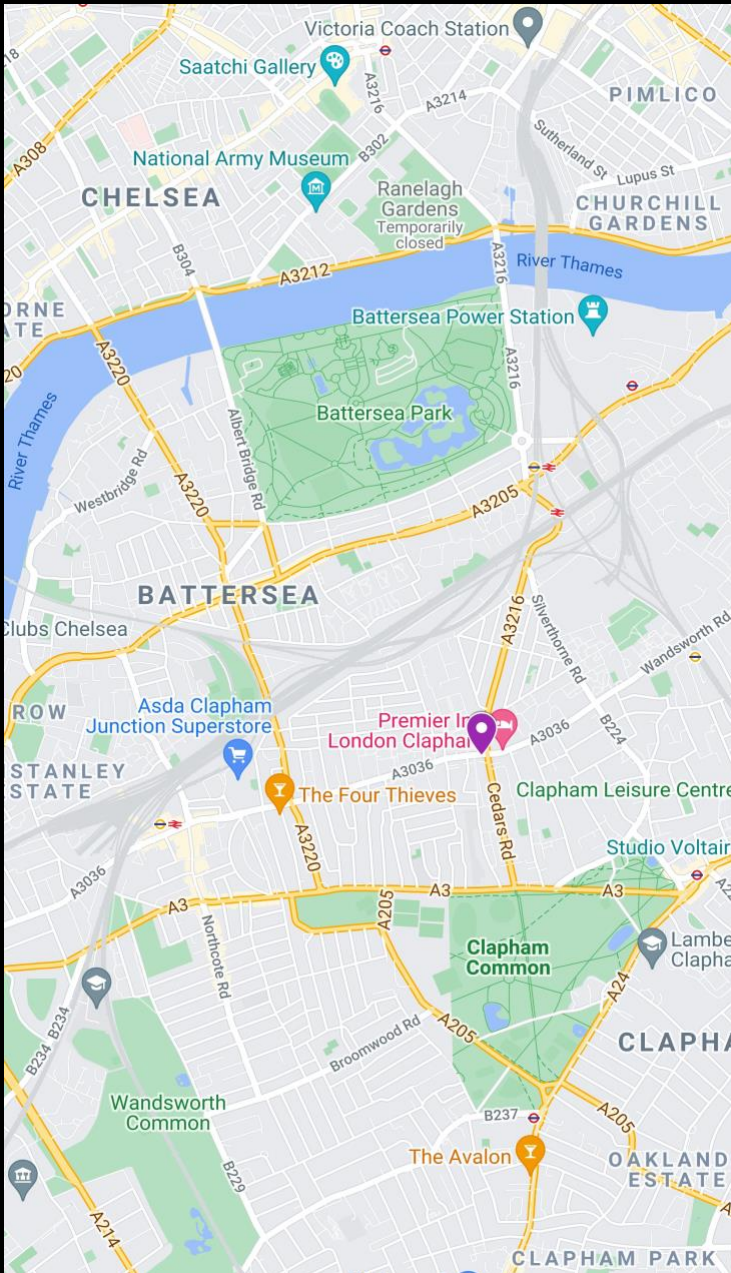
PRIME RETAIL UNIT

TO LET

5 LAVENDER HILL
LONDON
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