



146 Battersea High Street

Battersea, London, SW11 3JR

**Fitted Café/Bakery Unit in
the heart of Battersea -
Premium: £70,000**

620 sq ft
(57.60 sq m)

- Fully Fitted Kitchen with Walk In Freezer and prep area
- 3 phase system
- Huge Sash Windows
- Self Contained
- Use Class E
- Good Natural Light
- Good Ceiling Height

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Summary

Available Size	620 sq ft
Rates Payable	£10,311 per annum
Service Charge	N/A
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	Upon enquiry

Description

The available accommodation comprises a self-contained, ground floor retail unit, currently fitted out as a cafe/bakery and benefiting from Class E consent. The space is fully equipped with a professional kitchen, including a walk-in freezer, three fridges, and a ventless oven, all supported by a 3-phase power supply. Internally, the unit benefits from good natural light and generous ceiling heights, with large sash windows adding character throughout. The space is finished to a high specification.

Location

The property is located on Battersea High Street, within a well-established parade of independent shops, cafes, and local amenities, close to its junction with Battersea Park Road. Clapham Junction, one of the busiest and best-connected rail interchanges in the UK, is a short walk away, offering fast and frequent National Rail and London Overground services into central London and beyond. The surrounding area benefits from a strong residential catchment and steady footfall from both local residents and passing trade.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Total year
Ground	620	57.60	£25,000 /annum	£10,311 /annum	£35,311

Viewings

Strictly by appointment only
Monday to Friday After 5pm

Terms

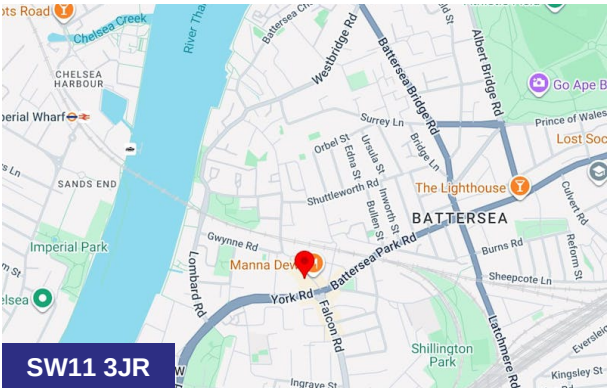
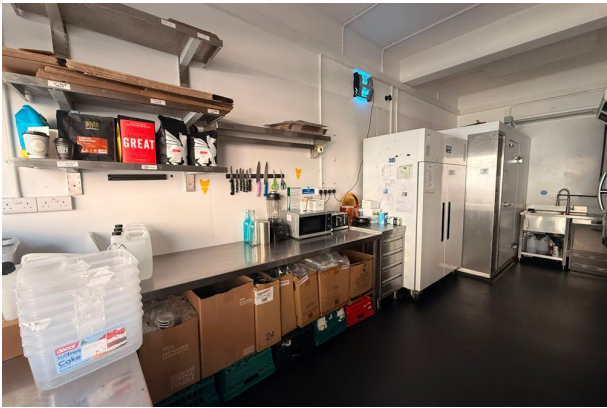
An assignment of an existing lease to be inside the act 1954 expires on June 2030.
Rent Review: June 2028 - Approximate New Rent: £26,400 per annum
No Break Clause
Rental Deposit: £6,000
Rent Payment: Monthly on 20th day on each month

Premiums

Offers in the region of £70,000

Building Insurance

Approx. £1,300 per annum



Viewing & Further Information

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