



## Battersea Rise Restaurant

Battersea Rise, London, SW11

### Battersea Restaurant

**834 sq ft**  
(77.48 sq m)

- Kitchen Extract in Situ
- Ground Floor and Basement
- Close to Clapham Common
- Restaurant
- Good Passing Footfall

# Battersea Rise Restaurant, Battersea Rise, London, SW11

## Summary

Available Size	834 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

The unit is arranged over ground floor and basement, with storage area in the basement. Ground floor is the trading space with approx. 30 covers.

## Location

The unit is located on Battersea Rise close to Clapham Common near the junction with Northcote Road. The area is an established F&B destination with operators including Vagabond, Nandos, and The Archer Street wine bar nearby to name but a few.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	567	52.68
Basement	267	24.81
Total	834	77.49

## Tenure

Assignment of the existing lease expiring in June 2029 contracted inside the security of tenure provisions of The Landlord and Tenant Act 1954, part two as amended. Next rent review is in 2024. With 5 Yearly rent reviews.

## Rent

£25,000 per annum exclusive.

## Premium

Offers in the region of £85,000.

## VAT

All prices quoted may be subject to VAT if applicable.

## Planning/ Licence

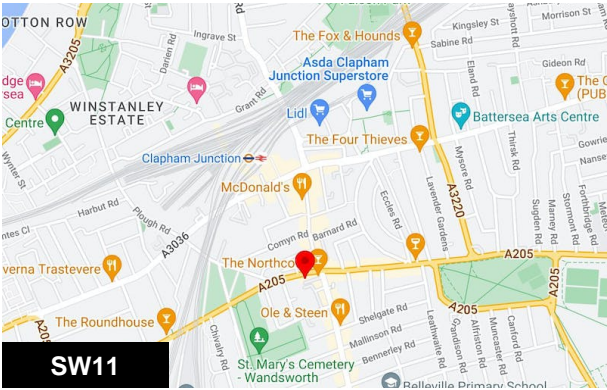
The premises benefits from E class planning use with the sale of alcohol with food till 11.30pm Monday - Sunday.

## Holding Deposit

A holding deposit will be required to secure the property; the deposit will buy a period of exclusivity and will be held in the CDG Leisure client account.

## Confidentiality

This sale is highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.



## Viewing & Further Information



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