

2AM LICENCE



cdg leisure
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Battersea Rise

Clapham, SW11

Fully Fitted Bar in Clapham

1,255 sq ft
(116.59 sq m)

- Alcohol Licence till 2am
- Low Passing Rent
- Fully Fitted to a Very Good Standard
- Live Music Licence
- Inside the 1954 act Lease

Battersea Rise, Clapham, SW11

Summary

Available Size	1,255 sq ft
EPC Rating	Upon enquiry

Description

The premises are arranged over two floors and benefit from a flexible layout, including a private bar area. The total capacity is approximately 120 persons.

Location

The property is prominently located on Battersea Rise, a vibrant and affluent Southwest London neighbourhood. It sits just a 5 minute walk from Clapham Junction station, with Wandsworth Town and Clapham Common stations also within walking distance. The area benefits from strong footfall and a vibrant mix of independent and national operators.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	600	55.74
Basement	655	60.85
Total	1,255	116.59

Tenure

An assignment of the existing 15 year lease expiring in November 2030, subject to 5 yearly rent reviews. The lease is believed to be granted inside the security of tenure provisions of the Landlord & Tenant Act 1954.

Passing Rent

The current passing rent is £48,000 per annum exclusive.

Premium

Offers in the region of £40,000.

Planning/Licencing

The premises benefit from E Class use, with a premises licence to serve alcohol without the provision of food with the following times: Sunday to Thursday from 10am to 12pm, Friday and Saturday from 10am to 2am. The premises also benefit from a provision for live music and entertainment with the same hours.

VAT

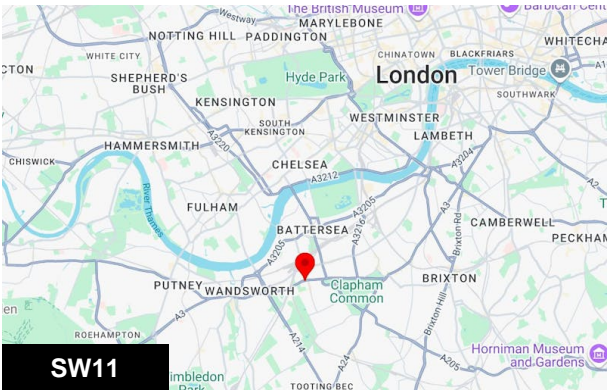
VAT may be applicable to the rent, premium and other outgoings.

Holding Deposit

A holding deposit will be required to secure the property, will grant 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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