cdg leisure
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Lease Assignment



Battersea Rise

London, SW11

Battersea Rise - Fully Fitted Café/Bar with Late Licence

- Strong Vibrant F&B Location
- Attractive Contemporary Fit-Out
- Fully Fitted
- Alcohol Licence until 2am Friday and Saturday

Battersea Rise, London, SW11

Summary

Premium	£35,000
EPC Rating	Upon enquiry

Description

The premises are fully fitted as a contemporary coffee shop, with a substantial service counter and refrigerated displays. The interior combines a mixture of table, bench and window seating, with basement storage below.

Location

The premises occupy a good position close to Nortcote Road in busy and popular parade of restaurants, cafés and independent retailers, including Pho, Banana Tree and Honi Poke. Clapham Junction Station is located a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	800	74.32
Basement	800	74.32
Total	**1,600**	**148.64**

Tenure

An assignment of the existing 10-year lease expiring in January 2035, subject to five-yearly rent reviews. We understand the lease is held outside the security of tenure provisions of the Landlord and Tenant Act 1954, Part II, as amended, with a tenant-only break in January 2030.

Passing Rent

£34,000 per annum exclusive, with a rent review in January 2030.

Premium

Offers in the region of £35,000 invited for the leasehold interest and some F+F.

VAT

VAT may be applicable to the rent, premium and any other figures quoted.

Planning/Licence

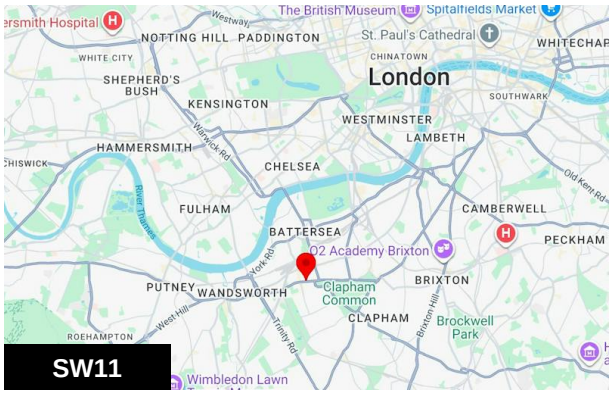
We understand the premises to have Sui Generis planning use on the ground floor and there is a premises licence in place permitting the sale of alcohol (on and off) until 00:00 Sunday to Thursday and 2am Friday and Saturday. The licence conditions do not restrict vertical drinking, require alcohol to be ancillary to meals or substantial food to be available. Interested parties are advised to make their own enquiries.

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.

Holding Deposit

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







Viewing & Further Information



David Kornbluth
07507880040
davidk@cdgleisure.com

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