



64 Battersea Rise

London, SW11 1EQ

Battersea Rise Restaurant - New Lease

1,810 sq ft
(168.15 sq m)

- Great Corner Location
- Fully Fitted Kitchen with Extraction
- Late Licence
- Fully Fitted to High Standard
- New Lease

64 Battersea Rise, London, SW11 1EQ

Summary

Available Size	1,810 sq ft
Rent	Rent on application
EPC Rating	Upon enquiry

Description

The premises are fully fitted as a pizza restaurant, benefitting from full extraction and a fully fitted commercial kitchen. There are approximately 80 covers over ground floor and a basement.

Location

The premises are in a busy parade of restaurants, shops and food retailers, such as Pho, Pad Thai Story, Banana Tree and Honi Poke to name a few. The premises are located a short walk from Clapham Junction Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,080	100.34
Basement	730	67.82
Total	1,810	168.16

Tenure

A new lease for a term to be agreed, subject to 5 to yearly rent reviews. the lease will be granted outside the Landlord and Tenant Act 1954, part 2 amended.

Quoting Rent

Offers in the region of £65,000 per annum exclusive.

Premium

Nominal premium offers invited for these fully fitted premises.

VAT

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

Planning/Licence

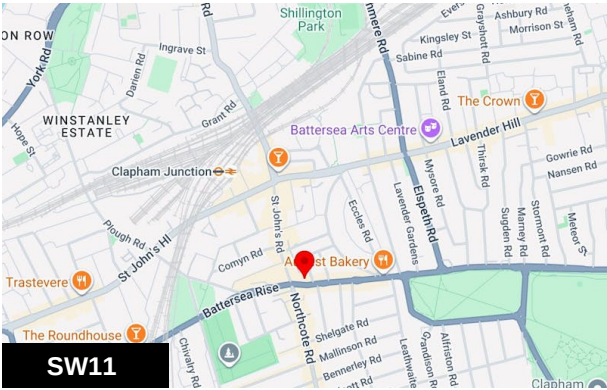
The premises benefit from an E-class planning use, with a premises licence to sell alcohol from 10am to 1am from Friday to Saturday, 10am to 12pm from Monday to Thursday and till 11:30pm on Sunday.

Holding Deposit

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

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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