



87 Battersea Rise

London, SW11 1HW

Fully Fitted Restaurant in Clapham

1,500 sq ft
(139.35 sq m)

- Busy Location
- Low Premium
- Fully Fitted as Restaurant
- Alcohol License in Place
- Great Location for Passing Trade and Delivery

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Summary

Available Size	1,500 sq ft
Passing Rent	£65,000 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Premises are fully fitted as a Korean style restaurant, laid out over ground floor and basement. The ground floor is laid out to accommodate approximately 40 covers whilst the basement provides all back of house and storage facilities.

Location

The premises are situated in the vibrant Clapham Junction area within the London Borough of Wandsworth. This location is renowned for its lively atmosphere, offering a blend of retail, dining, and entertainment options. Battersea Rise itself is a bustling street that forms part of a network of distinct districts, including St John's Hill, Northcote Road, and Lavender Hill, collectively contributing to the area's unique visitor experience both day and night. The vicinity is well-connected, with Clapham Junction station providing excellent transport links to various parts of London. The area is also home to a diverse community, with a mix of young professionals and families, and offers access to beautiful parks and a range of modern amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Restaurant	750	69.68
Basement - Storage and Kitchens	750	69.68
Total	1,500	139.36

Tenure

We are marketing an assignment of the existing full repairing and insuring lease with a term to expire in approx. 8 years from an original term of 10 years. It is understood that the lease is drawn inside the Landlord and Tenant act 1954.

Passing Rent

£65,000pax

Premium

Offers in the Region of £85,000 to include lease, license and all fixtures and fittings

Premises License

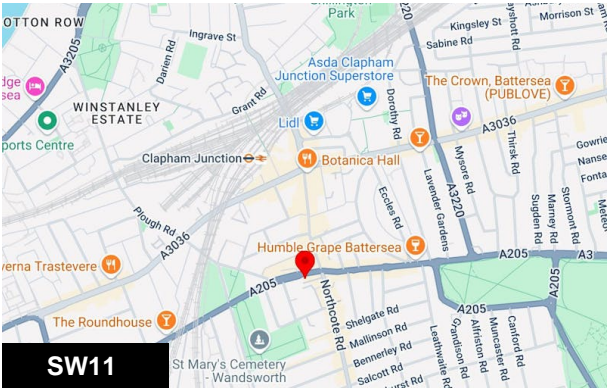
The Premises benefit from an alcohol license until 11pm every day with standard restaurant conditions

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.



Viewing & Further Information



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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.