



**42 Battersea Rise, London, SW11 1EE**

**Location**

The premises are located on Battersea Rise, close to the junction with Northcote Road and St John’s Road. The area benefits from a large, affluent residential catchment with additional footfall from the popular retail streets around Clapham Junction in addition to this being the main route to the hugely popular Clapham Common. Notable operators nearby include Tequila Mockingbird, Bababoom, Humble Grape, Pho, The Northcote and The Address.

For an understanding of the location please review [Google Street View](#).

**Description**

The premises occupy an attractive single frontage and is situated over ground floor only. The premises are being handed over as seen ready for incoming operators fit out. There is full planning permissions in place for kitchen extraction, although the equipment is not installed.

Ground Floor	65 sq m	703 sq ft
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**Lease**

The premises are available by way of a new FRI lease to be held outside of the L&T 1954 Act. Subject to upward only rent reviews.

**Lease**

Rent on application

**Planning**

The premises benefit from E Class Planning permission.

**Rating**

The current rateable value of the premises is £18,000. All interested parties are advised to confirm this with the relevant Local Authority.

**Licensing**

Incoming tenants will need to apply for a new premises license with Wandsworth Council.

**Further Details**

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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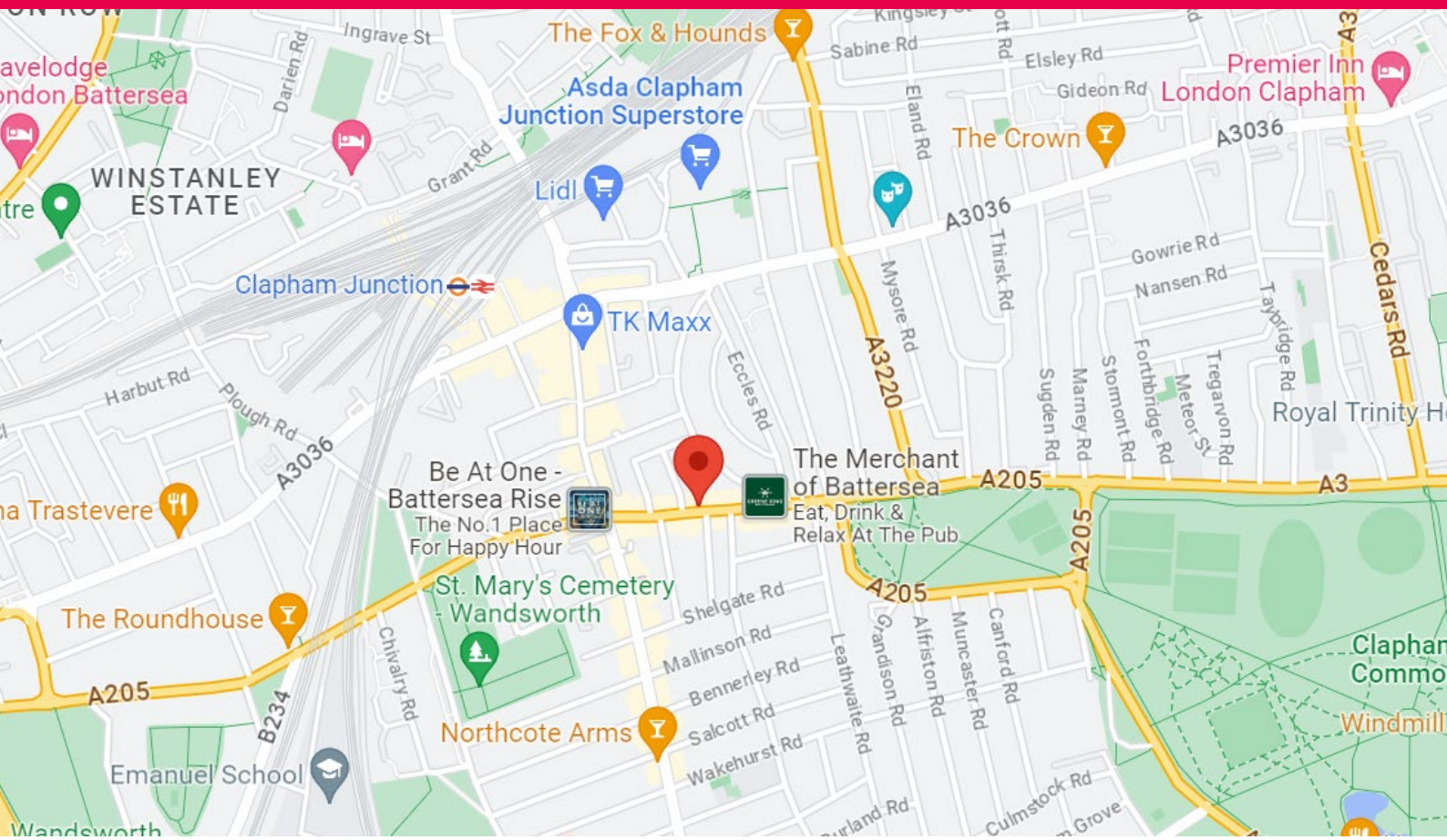
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NEW LEASE – BATTERSEA RISE, SW11

700 SQ FT E CLASS OPPORTUNITY



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