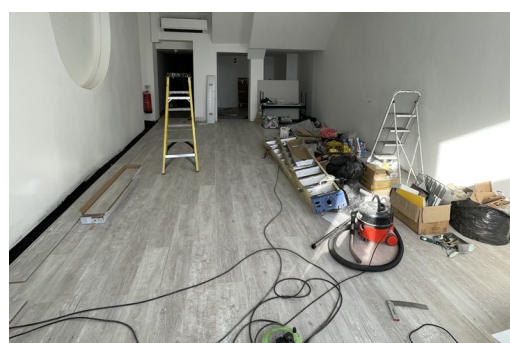


Class E unit to let.

40 Battersea Rise
Clapham Junction
SW11 1EE.

GCW.
020 7408 0030
gcw.co.uk



Previous bar premises - alternative uses considered.

Walking distance from Clapham Junction and Northcote Road.

Affluent London suburb.

Contact.

Ewan Stacey

ewan.stacey@gcw.co.uk
020 7647 4813

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

Location.

Clapham is an attractive, affluent Southwest London suburb. Battersea Rise is a **5-minute walk from Clapham Junction Station** and is directly linked to St John's Road and Northcote Road.

The premises occupy a prominent location on the north side of Battersea Rise, a short walk from Clapham Common. Nearby occupiers include **Archer Street, The Table Bar & Restaurant, The Merchant of Battersea, Pho, The Northcote and Tesco Express.**

Accommodation.

The premises comprise the following approximate net internal areas:

Ground Floor Sales	57.69 sq m	621 sq ft
Ground Floor Ancillary	13.47 sq m	145 sq ft

Rent.

£42,500 per annum exclusive.

Business Rates.

Rateable Value £18,600

UBR (2025/26) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 7926 1000.

Lease Terms.

A new effective full repairing and insuring lease for a term to be agreed.

Energy Performance Certificate.

Band C. Report available on request.

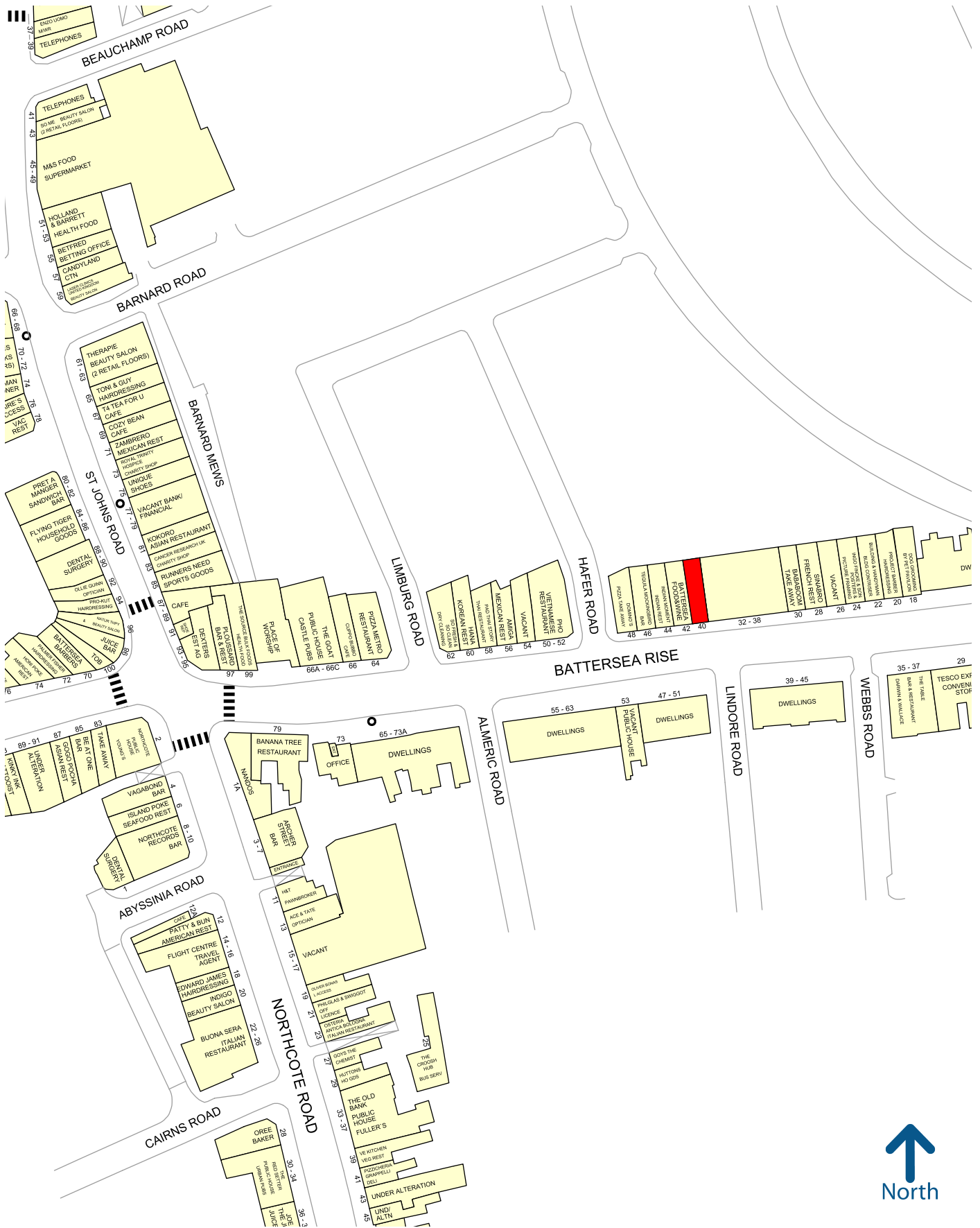
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

April 2025

Clapham Junction, 40 Battersea Rise.
SW11 1EE.



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 2 Leman Street, London, E1 8FA. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 2 Leman Street, London, E1 8FA.