



To Let

**533 Battersea Park Road
London
SW11 3BL**

TO LET

710 sq ft (65.96 sq m)

Ground floor commercial unit to be offered by Assignment or Sublease, by arrangement.

The unit is suitable for various uses, STP.

Key Features

- Substantial Frontage
- Prime High Street Location
- Located on a busy High Street in Battersea
- Affluent catchment
- Good transport links

533 Battersea Park Road, London, SW11 3BL





Description

The accommodation is arranged over ground floor and basement levels, providing a clear and well-configured trading area. The property also benefits from an attractive and prominent shop frontage, ensuring excellent visibility and strong street presence.

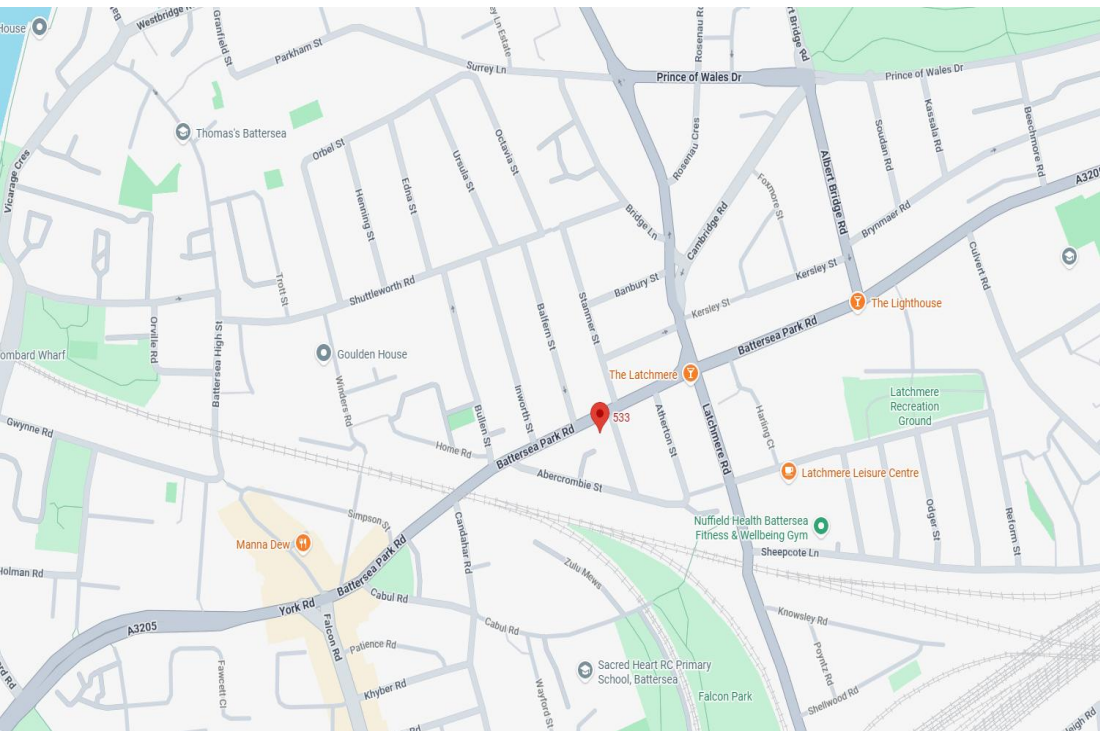
Location

The premises occupy a prominent trading position along the well-established Battersea Park Road, benefitting from strong footfall and passing traffic.

Surrounding occupiers include a mix of national and independent retailers such as Sainsbury's Local, Nuffield Health, Coral and a variety of cafés, restaurants and local amenities.

The property also benefits from excellent public transport links, with numerous bus routes nearby and both Battersea Park and Queenstown Road stations within easy walking distance.

[Google Maps Link](#)



Accommodation

Gross Frontage	15 ft 3 ins	4.64 m
Ground Floor Retail	65.96 sq m	710 sq ft
Basement/Ancillary	9.29 sq m	100 sq ft
Floor Area GIA (approx.)	75.25 sq m	810 sq ft

Contact

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Lease	The property is available byway of a lease assignment (or sub-lease), and is held on a 15-year FR&I lease from 1 st April 2021
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Rent	Current passing rent of £30,800 pax subject to upward only rent reviews every 3 years.
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Rates	Current Rateable Value: £15,000 – as of 01.04.2026. Interested parties should make their own enquiries regarding rates and relief
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Term	The lease is held on a 15-year F.R.&I lease from 1st April 2021
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VAT	The property is subject to VAT
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EPC	Available Upon Request
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Legal Costs	Each party to be responsible for their own legal costs
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AML	Tenants will be required to satisfy Sandrove Property's AML requirements
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Conditions	Subject to Contract
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Sandrove
Property

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