



CLASS E UNIT TO LET IN BATTERSEA

**9B BATTERSEA SQUARE,
BATTERSEA, LONDON, SW11 3RA**



Location:

Battersea is an affluent South West London location. The subject property occupies a prominent location close to the busy junction of Battersea Church Road. In a vibrant village-style setting with a strong mix of independent retailers, cafés, bars and restaurants, supporting consistent day and evening trade. The nearest stations are Clapham Junction and Battersea Park Station (Windrush and National Rail Services).

Nearby occupiers include Gails Bakery, Battersea Square Vets, Mazar Restaurant and a variety of independent shops, bars & restaurants.

Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

Ground Floor: 504 sq. ft. (46.82 m²)

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

Rent:

£25,000 per annum exclusive

Lease:

The premises are available by way of a new lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

