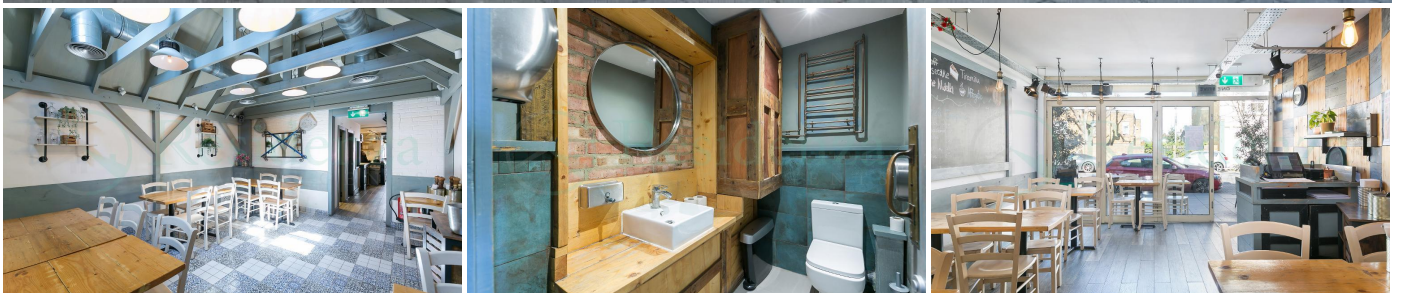


Commercial for Rent - £2,167 per month

St Johns Hill, Clapham, London, SW11 1TH



KEY FEATURES:

- PRIME LOCATION • ARTISAN PIZZERIA & ROSTICCERIA BUSINESS • ALCOHOL LICENCE • PREMIUM/GOODWILL £120,000 • SALES £360,000.00 PA APPROX

Description

Residenza is now marketing a going concern in the sought-out area of St Johns Hill SW11 1TH. A beautiful Artisan pizzeria & Rosticceria business with a Restaurant and Alcohol licence. Premium/Goodwill: £120,000

TENURE: The property is available on a lease assignment expiring 2035 thereafter extended-able for a further 12 years

Rent: £26,000 PA

Sales: £360,000.00 pa approx.

Premium/Goodwill: £120,000

RENT: £26,000 per annum exclusive

BUSINESS RATES: London Borough of Wandsworth

Rateable Value (2023 list): £14,750

Rates Payable (2024-2025): £7,360.00 approx

UBR: (2025/2026): 49.9p in the £

ACCOMMODATION: The property comprises the following approximate areas and dimensions: -

Ground floor total: 977Sq/Ft (90.80m²)

Internal width (to front) 15'5" approx

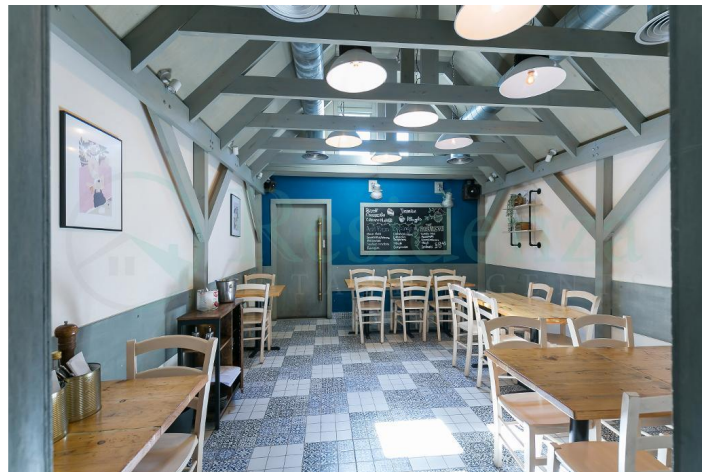
Shop depth 72'1" approx

DESCRIPTION: The shop is arranged on the ground floor. It has a folding sliding framed glazed frontage openings to one side giving good natural light. There is open plan retail space to the floor with seating and office to the rear, a kitchen, WC's. The shop is fitted out to a very high standard with excellent flooring and a wood fired oven

Location

LOCATION: The property is situated on the south side of St John's Hill, opposite St Johns Therapy Centre only a few moments from Clapham Junction. This is a busy location with a variety of restaurants, pubs, shops including Tapajax, Sainsbury's Local and Topps Tiles and many independent retail and service businesses.

The surrounding area is of high value residential properties providing a good customer base. The unit has a central position in the parade.





Floorplan(s)

St John's Hill

Approximate Gross Internal Area
977 sq ft / 90.80 sq m

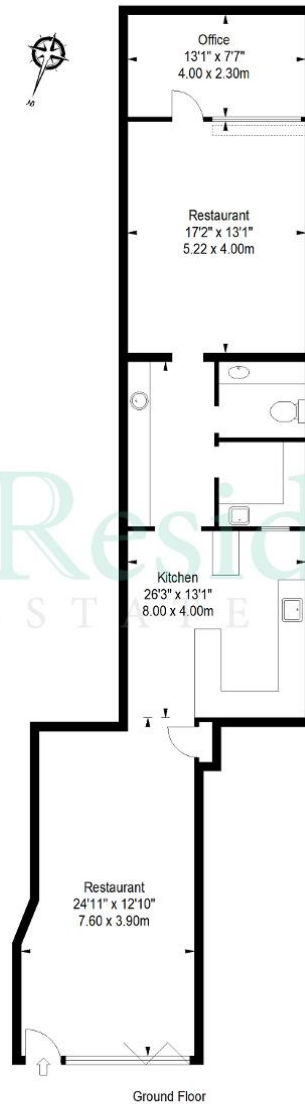


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		