

LATE NIGHT BAR LEASE FOR SALE – BATTERSEA RISE, SW11



46 BATTERSEA RISE, CLAPHAM, LONDON, SW11 1EE

- Fully fitted ground floor and basement (bar premises) with late licence
- Situated within busy commercial pitch, nearby occupiers include Nandos and Northcote Records
- Passing rent of £48,000 pa with the lease expiring in December 2031
- Licensed until 2:00 am on Friday and Saturday
- Gross internal area of 139 sq m (1,494 sq ft) over ground floor and basement

LEASEHOLD AND TRADE CONTENTS
GUIDE PRICE £75,000

Subject To Contract – Sole Selling Agent

LONL638

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Location

The property is situated on Battersea Rise, approximately 500 metres south east of Clapham Junction railway station which is the UK's busiest interchange station. The property is also a short distance from Clapham Common which hosts many events and festivals throughout the year. The local area is a popular food and beverage destination with nearby occupiers including the Northcote PH (Young's), Archer Street, Patty & Bun and the recently opened Red Setter PH (Urban Pubs & Bars).

A location plan is attached.

[Link to Street View](#)

Description

The venue comprises the ground floor and basement of a three-storey property. The ground floor includes interconnected trade areas with a front bar servery and storage space. The basement has a separate trade area with bar servery, customer WC's and storage areas.

Total Building Footprint	97 sq m (1,045 sq ft)
Gross Internal Area	139 sq m (1,494 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

The Premises Licence permits the sale of alcohol from 10:00 am until midnight Sunday to Thursday and from 10:00 am until 2:00 am Friday and Saturday.

Rating Assessment

It is entered into the current (2023) Rating List as a 'Shop & Premises used as a Wine Bar' and has a Rateable Value of £25,250.

Tenure

Leasehold for a term of 15 years expiring in December 2031. The passing rent is £48,000 pa. The next rent review is scheduled to take place in 2026. A copy of the lease is available upon request.

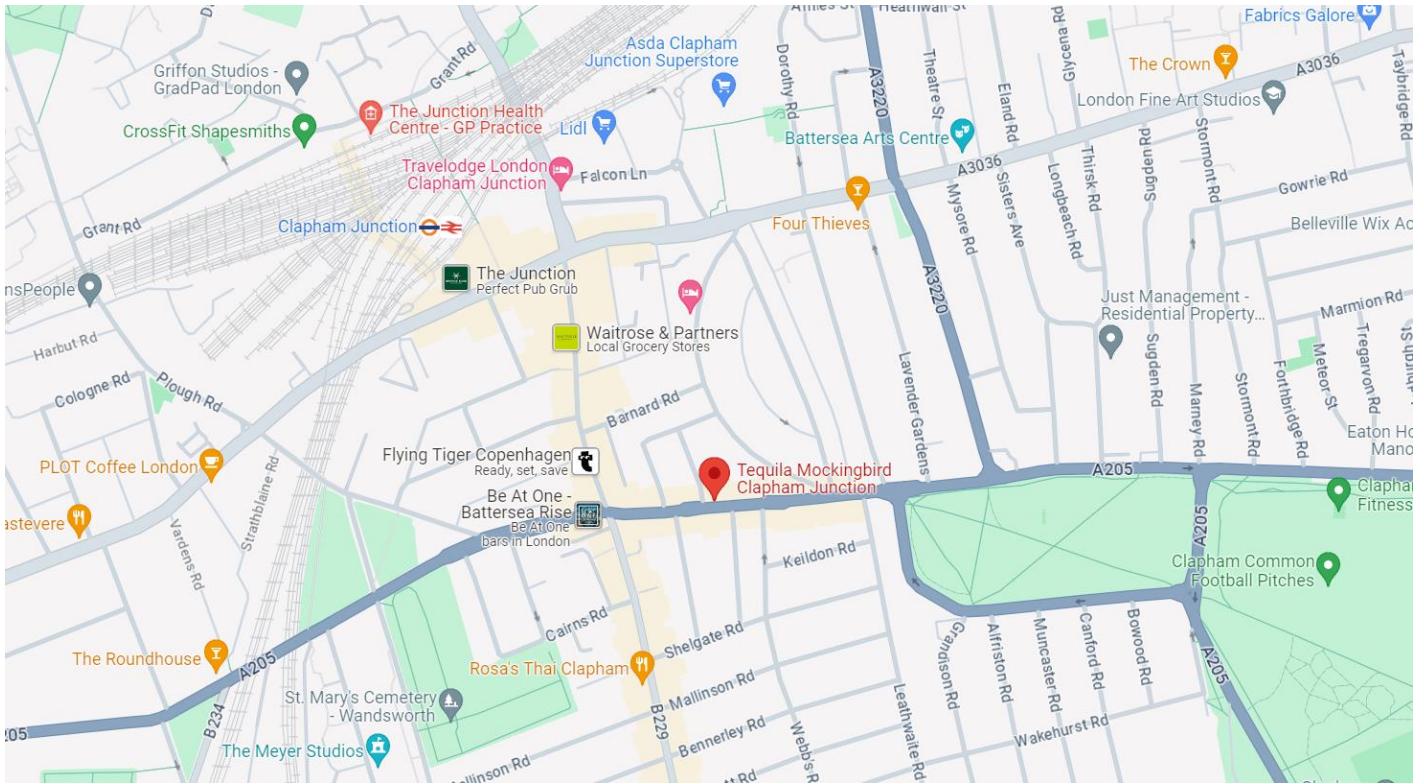
EPC

In the process of being prepared.

Further Information & Viewings

For further information or to organise a viewing, please contact Michael Penfold on tel. 07894 210 853 or email. michael.penfold@agg.uk.com

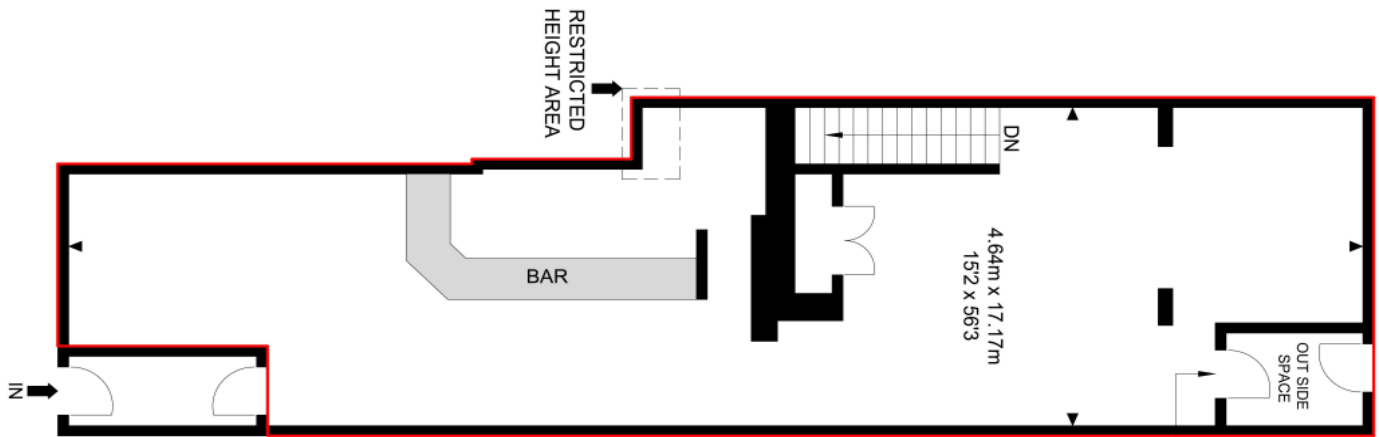
Location Plan



Google Maps. Not to scale - Provided for indicative purposes.

Floor Plans

Ground Floor



Basement

