

FULLY FITTED LATE LICENCE RESTAURANT CAFÉ & BAR LEASE FOR SALE



ACCOMMODATION

The premises are arranged over ground floor with additional rear seating area, kitchen and storage areas. The property currently extends to approximately 1000 sq ft of GIA and in its current configuration approximately 891 sq ft NIA. There are approximately 50 covers and the interior is freshly decorated and benefits from a well fitted kitchen, staff area, customer W/Cs and additional area. The unit extends to the following areas:

Restaurant: 891 sq ft & WCs

LOCATION

Located in a highly visible and prominent position on Battersea Park Road, the unit is well positioned to serve the catchment areas of Battersea, Clapham, Fulham, and Wandsworth, with Wandsworth Town Railway station being located within a short walking distance. Further excellent travel options by bus to Hammersmith Broadway, Battersea, Wandsworth and Central London are available.

FLOORPLAN & EPC

Floorplans and EPC are available on application to the agent.



LICENCE

We have been advised that the property benefits from a Premises Licence for the following hours:

Monday to Thursday	9:00am – 11:00pm
Friday to Sunday	9:00am – 2:00am



CONNECTIVITY

Battersea Park Road's connections are well developed with the A3 to the South of the property, both providing direct access into and out of Central London. In addition, Lower Richmond Road and Upper Richmond Road provide vital arteries into the center of London. There is immediate pedestrian access from the property to established bus routes. Wandsworth Town Railway Station is within a short walk and provides regular services offering direct access into key Central London stations including Clapham Junction, Waterloo and several commuter locations.



TRADING RECORDS

Accounts and trading details are available on request. The current incumbent also generates substantial interest and income from external catering, generated in part by enquiries received from the existing customer base.

TERMS

The premises are available by way of a new Lease for a term of 15 years from Completion at a passing rent of £39,500 per annum.



VIEWING

Staff are currently unaware of the forthcoming sale and therefore please do not make any direct approaches to any members of staff on site. Viewing is therefore **strictly by appointment** through sole agent Vause Cribb & Co.

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