

Café/shop to let.

London, 21 Battersea Rise.

SW11 1HG.



Busy, affluent London village.

Well-fitted unit, with option for external seating.

Close proximity to Clapham Common.

Contact.

Archie Morriss

archie.morriss@gcw.co.uk
020 7647 4822

Adam Cohen

adam.cohen@gcw.co.uk
0207 647 4814

Location.

The premises occupy a prominent position on the south side of Battersea Rise, just a stone's throw from Clapham Common.

The unit is adjacent to **The Merchant of Battersea**, with other nearby occupiers including **The Breakfast Club**, **Sofa Workshop**, **Côte Brasserie**, **Tesco**, and **Brewdog**.

Accommodation.

Net internal floor areas:-

Ground Floor	66.89 sq m	720 sq ft
Basement	34.10 sq m	367 sq ft
Pavement Seating	6.04 sq m	65 sq ft

Rent.

£50,000 pax.

Business Rates.

Rateable Value £45,500

UBR (2020/21) 49.9p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority 020 7378 5941.

Lease Terms.

A new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

July 2020

