



81 St John's Road, London, SW11 1QY

Location

The premises occupy a glass double fronted unit in a prominent position on St John's Road, close to the junction of Northcote Road. The area is a busy hub and acts as the main through road linking Battersea and Clapham Junction. Clapham Junction Station and Clapham Common are within a short walking distance. Local operators include The Breakfast Club, Nando's, Be At One and The Northcote. For a better understanding of the location please review: [Google Street View](#)

Description

The restaurant benefits from an open plan layout, comprising customer seating throughout, a fitted bar with seating, fully fitted kitchen and WC's to the rear of the property. The premises allows approximately 50 covers. We understand the gross approximate areas to be as follows:

Ground Floor	95 sq m	1,017 sq ft
Total	95 sq m	1,017 sq ft

Tenure

The premises is held on a 20 year lease from 29th November 2013 at a passing rent of £40,000 per annum exclusive, subject to five yearly upward only rent reviews, contracted inside the L & T Act 1954.

Premium

Premium offers in excess of £125,000, subject to contract, are being sought for the benefit of the lease and fixtures and fittings in situ.

Planning / Licensing

The premises benefits from restaurant (A3) use. There is a premises licence in place allowing alcohol to be served with food. Details can be made available on request.

Further Details

Staff are unaware and all approaches are to be made via [Davis Coffey Lyons](#).

An EPC has been commissioned and can be arranged request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

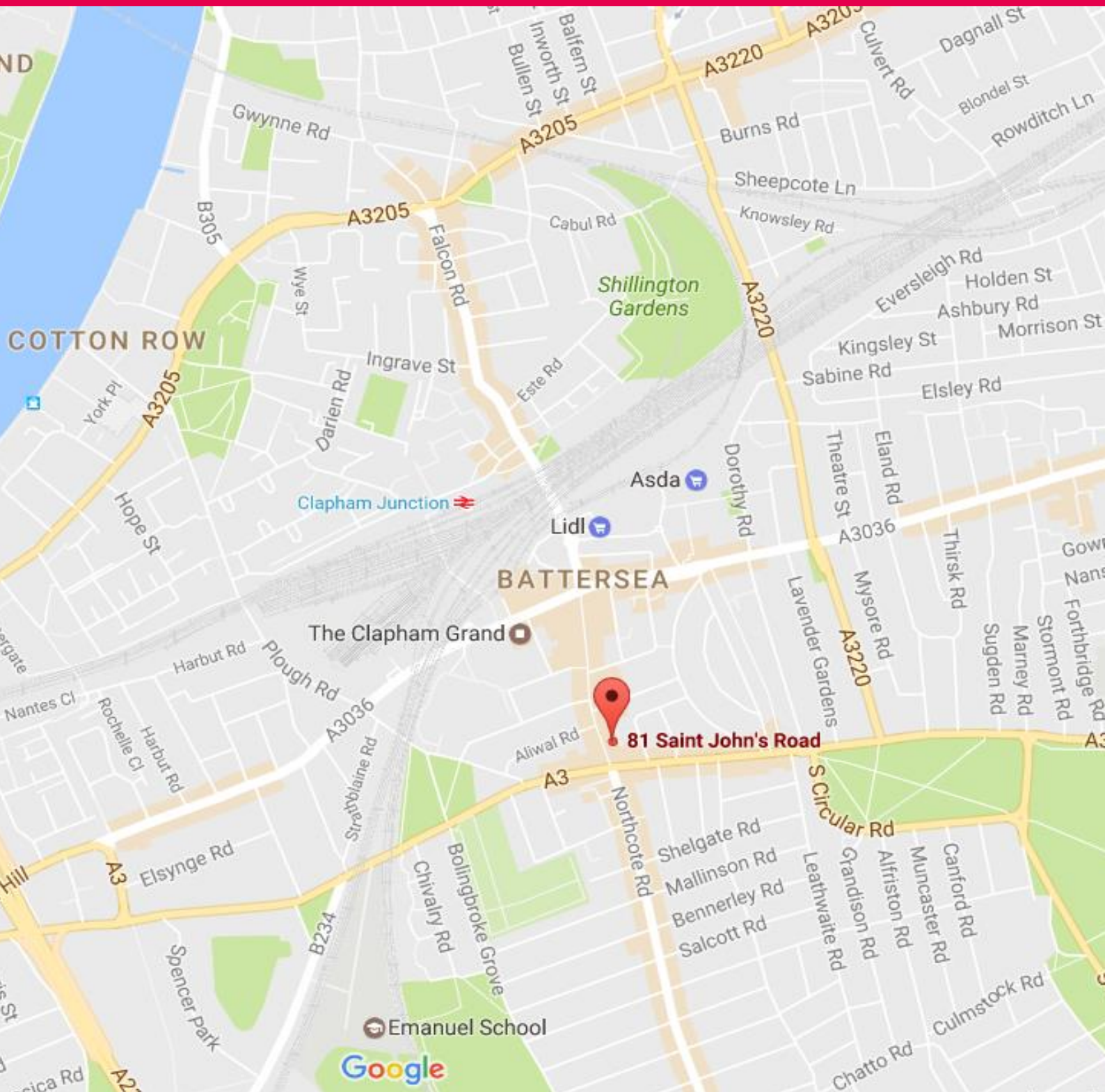
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**STAFF UNAWARE
LEASE FOR SALE – BATTERSEA
CONFIDENTIAL 1,017 SQ FT A3 OPPORTUNITY
FITTED RESTAURANT IN EXCEPTIONAL CONDITION**



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