



42 Battersea Rise, SW11 1EE

Location

The premises are located on Battersea Rise, close to the junction with Northcote Road and St John's Road. The area benefits from a large, affluent residential catchment with additional footfall from the popular retail streets around Clapham Junction in addition to this being the main route to the hugely popular Clapham Common. Notable operators nearby include August Bakery, The Northcote, Pho, The Table, Nandos and Ploussard amongst other independent and national operators.

For an understanding of the location please review [Google Street View](#).

Description

The premises occupy an attractive single frontage and is situated over ground floor only. The premises will be handed over as seen and would suit a variety of operational styles.

Ground Floor	65 sq m	703 sq ft
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Lease

The premises are available by way of a new FRI lease for a term to be agreed.

Rent

Offers in the region of £35,000 per annum will be considered.

Planning

The premises benefit from E Class Planning permission.

Rating

The current rateable value of the premises is £24,000 (from 1 April 2026). All interested parties are advised to confirm this with the relevant Local Authority.

Licensing

Incoming tenants will need to apply for a new premises license with Wandsworth Council.

Further Details

An EPC has been commissioned and can be arranged upon 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 joint sole agent Davis Coffey Lyons: dcl.co.uk

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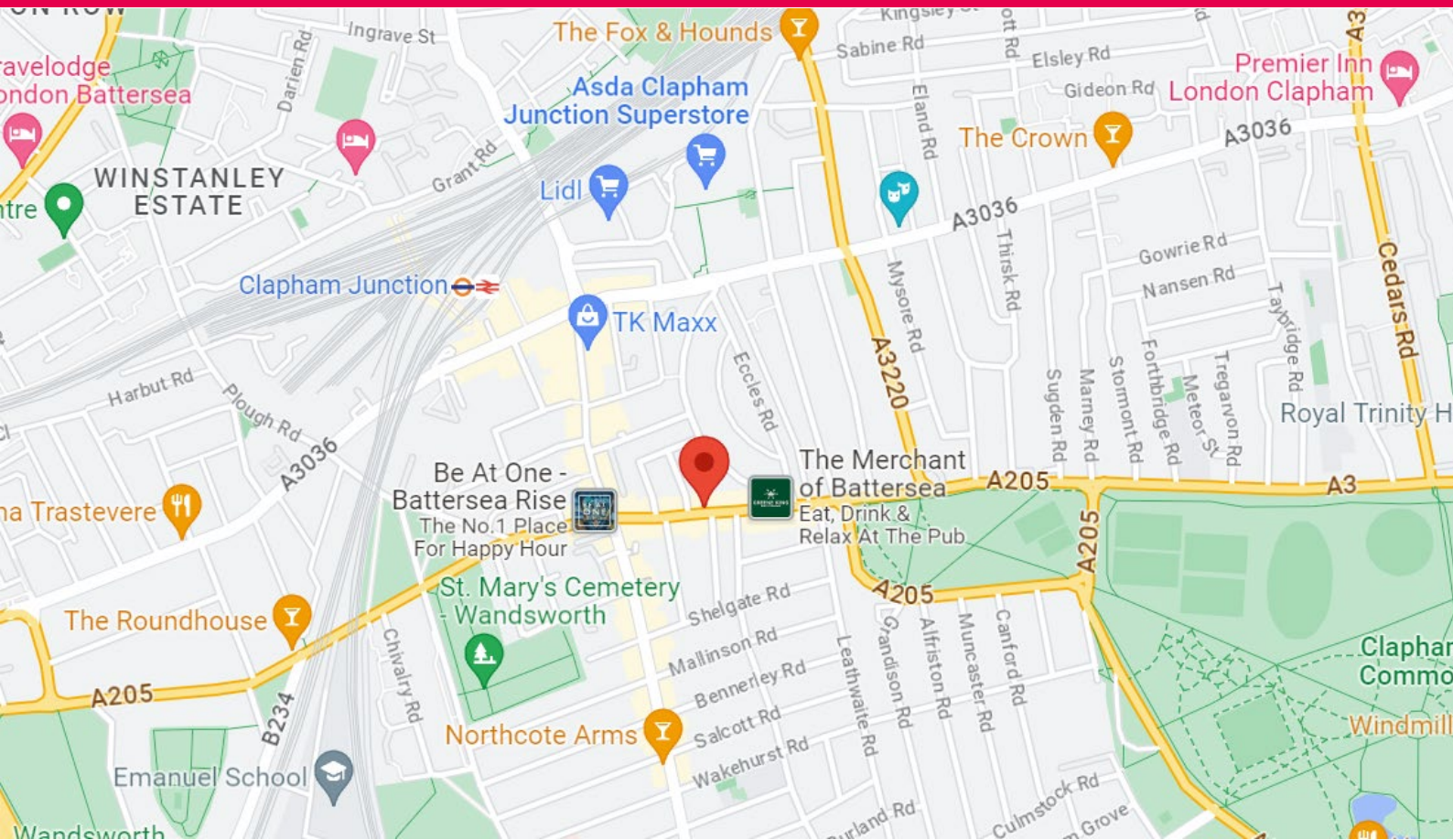
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NEW LEASE – BATTERSEA RISE, SW11

700 SQ FT E CLASS OPPORTUNITY



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