



*photo shows frontage of previous operator

44 Northcote Road, London SW11 1NZ

Location

The premises are located on Northcote Road in Battersea, close by to Clapham Junction Station and Clapham Common. The area benefits from a large residential catchment and is a popular retail and leisure destination, busy throughout weekdays, evenings, and weekends. Local operators include All Bar One, Joe & The Juice, Tampopo, Rosa’s Thai, Franco Manca, Draft House and numerous other independent and corporate operators. For a better understanding of the location please review [Google Street View](#)

Description

The premises are arranged over ground floor only and benefit from existing restaurant M&E and extraction. The previous restaurant operator traded with approximately 24 covers internally and 8 covers outside under a pavement licence. We understand the approximate gross internal area:

Ground Floor	67 sq m	721 sq ft
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Tenure

The premises are available by way of a new FRI lease on terms to be agreed, subject to vacant possession.

Rent

Rental offers in excess of £60,000 pax will be considered.

Planning

The premises benefit from E class (A3) Use.

Licencing

There is a premises licence in place allowing the sale of alcohol at the following times:

Monday to Saturday	10.00am to 00.00am
Sunday	12.00pm to 23.30pm

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 sole agent Davis Coffey Lyons: dcl.co.uk

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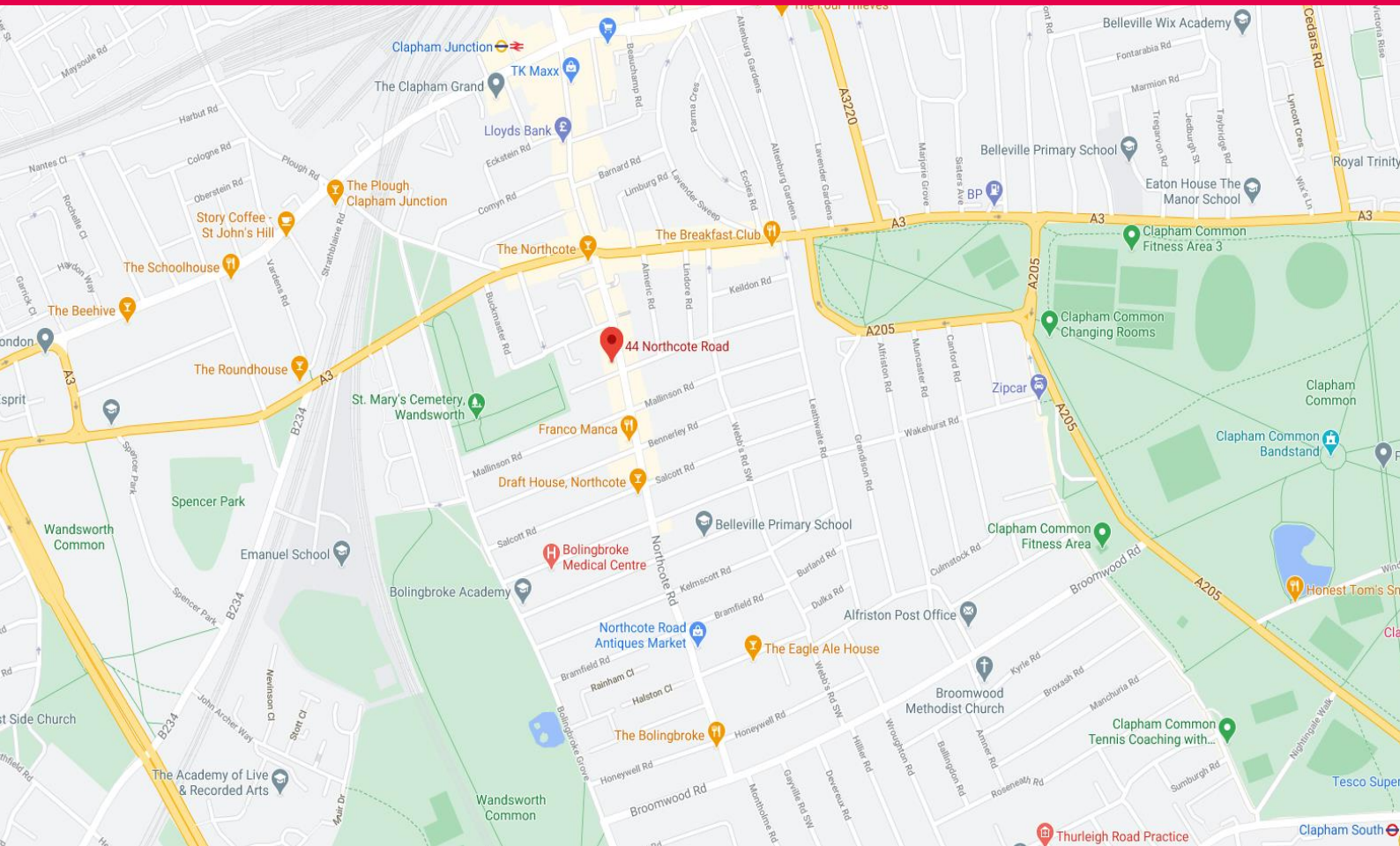
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**DAVIS
COFFER
LYONS**

TO LET – NORTHCOTE ROAD, SW11

721 SQ FT RESTAURANT – A3 / E CLASS USE



FRESH EASTERN COOKING
Tampopo

ALL·BAR·ONE



**FRANCO
MANCA**

SOURDOUGH PIZZA



ROSA'S THAI CAFE



**THE
DRAFT HOUSE**



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