



Le Pot Lyonnais, 36-40 Queenstown Road, Battersea, London SW8 3RY

Location

The premises are located close to the junction of Robertson Street and benefit from a large residential catchment on a busy vehicular thoroughfare. Other local occupiers include Santa Maria del Sur Restaurant, Queens Town Burgers, The Victoria PH, Moonlight Restaurant, Toni's Amalfi Italian as well as a number of other local independent operators. Clapham Common underground station and Queenstown Road overground station are located close by.

For a greater understanding of the location please review the following link: [Google Street View](#)

Description

The premises benefit from a triple fronted unit arranged over ground floor only and include a fully fitted kitchen, customer/staff WC's and a sound system. It has the benefit of approximately 100 covers inside and 40 covers in the outside seating area.

The approximate gross internal area is as follows:

Ground Floor	206 sq m	2,200 sq ft
Total	206 sq m	2,200 sq ft

Tenure

We understand the premises benefit from an FRI lease which will be extended for a term of 15 years subject to 5 yearly upward only rent reviews, subject to contract at a passing rent of £50,400 pax.

Planning

The premises benefits from E Class Use.

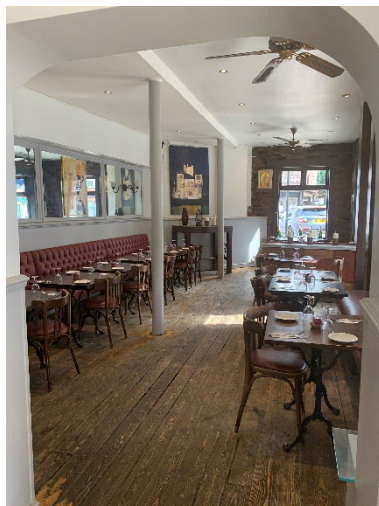
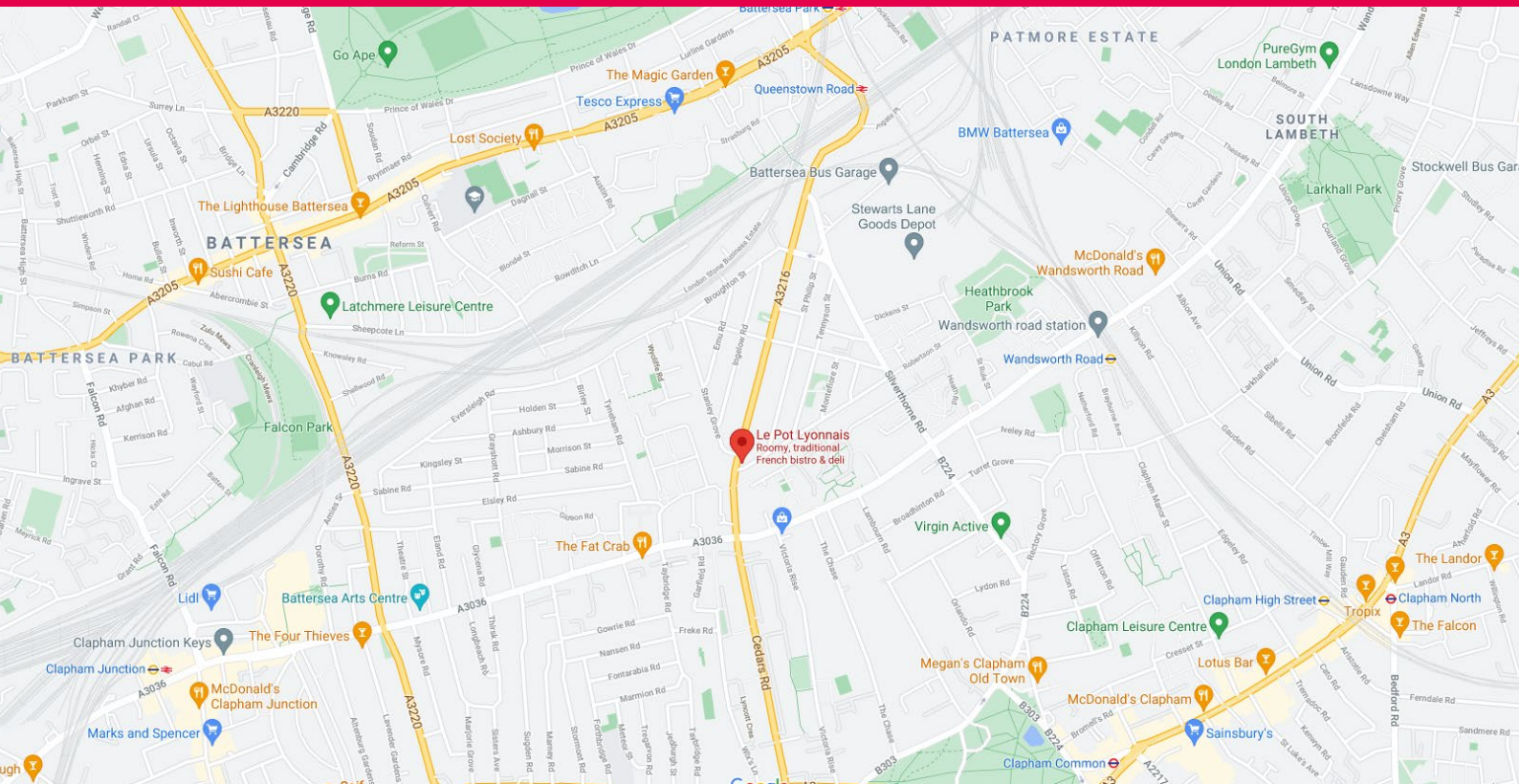
Further Details

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

Jonathan Moradoff
Senior Director
020 7299 0753
jmoradoff@dcl.co.uk

Phoebe Brydon
Agent
020 7299 2726
pbrydon@dcl.co.uk



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