

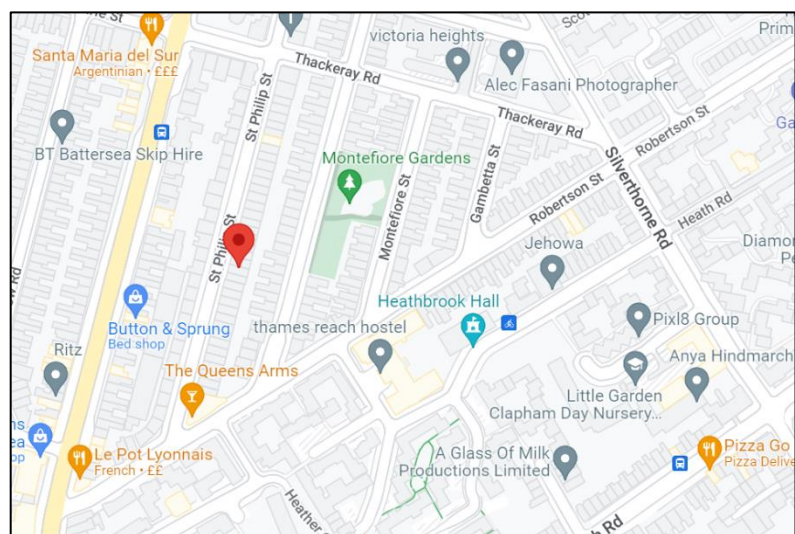


**Queens Arms, 139 St Philip Street, Battersea, London SW8 3SS**

### Summary

- New Lease Available
- Free of Tie
- Situated in Battersea within close proximity of Clapham
- Ground floor and basement only
- Well-presented trade area

### Rental Offers Invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Paul Tallentyre**  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
020 7299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

### Location

The property is located in Battersea, situated off of Queenstown Road. It occupies a prominent corner position fronting St Philip Street and Robertson Street.

The property has the benefit of good transport links with Wandsworth Road Station 0.6 miles east of the property, Clapham Common Station 0.9 miles south and Clapham Junction 1 mile west of the property and Queenstown Road Station 0.5 miles north of the property.

The surrounding occupiers are formed almost exclusively of residential dwellings. Other licenced operators, restaurants and retailers are situated to the west on Queenstown Road.

[Google Street View](#)

### The Property

The property is a three-storey building of brick construction under a flat roof.

The ground floor comprises of an open plan trade area, served by a single bar servery. Ancillary accommodation is formed of customer WC's and storage. To the basement is the trade kitchen, beer cellar and stores.

### Floor Areas

Ground	1,442 sq ft	134 sq m
Basement	1,891 sq ft	176 sq m
<b>Total</b>	<b>3,333 sq ft</b>	<b>310 sq m</b>

### Tenure

Leasehold

### Terms

A new 20-year free of tie lease is available with 5 yearly rent reviews.

### Business Rates

The property is listed in the VOA business rates list as having a rateable value of £10,300.

### Licensing

The Premises Licence permits the sale of alcohol from 10:00am to 11:00pm Monday to Sunday.

### Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

### Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.

