

TO LET

10 York Road, Battersea, London, SW11 3QA



**A Former Catering
Premises to Let**

A ground floor former catering premises available to let under a new lease with no premium.

RENT

£22,500

per annum exclusive



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Description

The property comprises a ground floor former catering premises available to let under a new lease. The property is arranged internally as a front sales/seating area, a rear preparation room and kitchens. The property has a fully glazed shopfront secured with electric security shuttering, a suspended ceiling with recessed lighting, and an internal WC. There is a rear fire exit. The property has extraction equipment installed (not tested) but incoming tenants may need to extend the external ventilation. The property was recently used as a hot food takeaway and restaurant, and is most likely to appeal to similar occupiers.

Location

The property is situated fronting York Road in Battersea, close to its junction with Falcon Road, and in a highly prominent position. The property is just a short distance from Clapham Junction mainline station and is surrounded by a densely populated residential catchment. York Road forms part of a major link road between Battersea Bridge and Wandsworth Bridge, and the property benefits from considerable volumes of passing vehicular traffic.

Accommodation

Gross frontage	3.9m
Internal width	3.75m, narrowing to 1.225m after 7.15m
Shop depth	8.48m
Front sales area	31.8m ² (342ft ² approx.)
Preparation area	12.63m ² (136ft ² approx.)
Kitchens	6.66m ² (72ft ² approx.)
Total	51.09m ² (550ft ² approx.)
Internal WC	

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Tenure

The property is offered by way of a new lease, the length of which is to be negotiated.

Rent

An initial rent of **£22,500** (Twenty two thousand, five hundred pounds) **per annum exclusive** is sought.

EPC

The property has an EPC rating of 73 within Band C.







Business Rates

The property has a rateable value of £10,250 (Ten thousand two hundred and fifty pounds). Interested parties should contact the local authority to confirm the rates payable and any transitional reliefs available.

VAT

We understand that the premises is not elected to VAT.

Use / Planning

The property has operated as a catering premises for many years and was most recently operated as a takeaway and restaurant.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

Contact

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