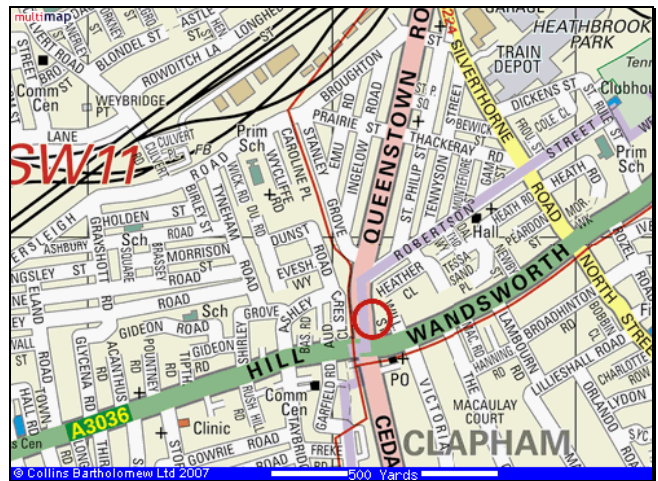


2,600 SQ FT DOUBLE FRONTED BAR – TO LET / MAY SELL 3AM PREMISES LICENCE – BATTERSEA



CORUM, 30-32 QUEENSTOWN ROAD, LONDON, SW8 3RX

Location

Queenstown Road is situated in Wandsworth and is a popular residential area in between Clapham Junction, Clapham Old Town and Battersea Park.

The area is served well by nearby railway stations and there are a number of bars, restaurants and independent businesses in the immediate vicinity. Nearby operators include Firezza, Bombay Bicycle Club, Caffe Nero, Sainsbury's and Inigo.

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

Description

The premises are exceptionally fitted out as a modern bar with a crisp canopied frontage. Internally there is a long bar, several separate customer seating areas, fitted toilets, fully fitted kitchens and storage / cellarage space.

We understand the gross approximate areas to be as follows:

Ground Floor	250 sq m	2,690 sq ft
--------------	----------	-------------

Lease

The premises are available by way of a new lease for a term to be agreed. The asking rent is £45,000 pa.

Planning / Licensing

We understand that the premises benefit from a historic A3 planning permission and also have the benefit of a premises licence allowing the serving of alcohol until 3am.

Price

Premium offers are invited for the fixtures and fittings and equipment insitu. Alternatively the premises are available freehold. The asking price is £550,000.

Further Details

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.

Contact: Rob Meadows
Direct Tel: 020 7299 0738
Fax: 020 7299 0710
Email: rmeadows@daviscofferlyons.co.uk

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.