



97 St John's Road, London SW11 1QY

Location

The property is located on the junction of St John's Road, Battersea Rise and Northcote Road. The area is a busy hub and benefits from a large residential and commercial catchment. Clapham Junction Station and Clapham Common are located close by. Local operators include Cote, The Goat, Nandos, The Northcote Pub, Banana Tree, Northcote Records, Vagabonds, Pho, Roxie and a number of other local independent operators.

For a better understanding of the location please review [Google Street View](#)

Description

The premises occupies an attractive single fronted unit and are arranged entirely over ground floor. The premises will be handed over in shell condition.

We understand the gross approximate areas to be as follows:

Ground Floor	95 sq m	1,100 sq ft
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Tenure

New lease for a term to be agreed at a quoting rent of £80,000 per annum exclusive.

Premium

Nil premium.

Planning/Licensing

We have been verbally informed that the premises benefit from A3 planning. The premises is not currently licenced.

Further Details

An EPC has been commissioned and can be made available on 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 Coffe Lyons: dcl.co.uk

Jonathan Moradoff
Director, Restaurants, Bars & Clubs
0207 299 0753
jmoradoff@dcl.co.uk

Louie Gazdar
Agent
0207 299 0745
lgazdar@dcl.co.uk

