



**AVAILABLE TO LET**

# 228 York Road, SW11 3SJ

Battersea A3 Opportunity - £75,000 premium



A3 Retail for rent, 2,417 sq ft, £55,000 pa

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To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/12131-228-york-road-battersea-sw11-228-york-road>



## 228 York Road, SW11 3SJ

Battersea A3 Opportunity - £75,000 premium

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### A3 Lease for Sale (with alcohol/entertainment/live music licence) - premium £75,000

A3 retail unit - configured over ground floor 1257 sq ft including kitchen, 1st floor mezzanine 486 sq ft and basement storage 674 sq ft.

Located in a residential location - Clapham Junction and Wandsworth Town Stations are within 15 minutes walk.

The area has seen tremendous development over the past few years with a number of mixed use schemes, between Wandsworth and Battersea Bridges transforming the area, including Battersea Reach, very close to the subject property.

#### Highlights

- Prominent return frontage on the busy York Road (A3205)
- 5 year rent reviews
- Permitted use & permitted trading hours - A3 use until 12am
- Alcohol licence until 12am
- Entertainment/live music licence until 12am
- Current Rent - £55,000 per annum – A minimum 3 month rent deposit and rent paid quarterly in advance applies to all new tenants
- Business Rates Payable -£9,000 per annum

#### Property details

Rent	£55,000 per annum
Est. rates payable	£9,000 per annum
Building type	Retail
Planning class	A3
Size	2,417 sq ft
Premium	Offers invited
Lease details	Sub Lease outside of the Landlord & Tenant Act - copy of lease & plans available to qualified parties

Floor	Size sq ft	Rent psf	Total pa	Status
Ground Floor	1,257	£39.78	£50,000.00	Available
First Floor Mezzanine	486			Available
Basement Storage	674			Available
Total	2,417		£50,000.00	

#### More information

Visit microsite

<https://realla.co/m/12131-228-york-road-battersea-sw11-228-york-road>

#### Contact us

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