

TO LET Coffee Shop/Café Unit

98 York Road, Battersea
London SW11 3RD



CONTACT

Will Primrose
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Richard Curry
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Ground floor exclusive café unit

85.93 sq m (925 sq ft)

Sui Generis use with A1, subject to planning

Favourable terms offered for the right user

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Location

The property is located on York Road (A3205), an arterial route leading from Wandsworth Town to Battersea. The nearest train station is Clapham Junction, approximately 0.5 miles to the south east. Several buses also run along York Road. The surrounding properties comprise a mixture of commercial and residential accommodation within an area of substantial mixed use development.

Description

The demise comprises a ground floor level, self contained unit that forms part of a brand new, exclusive **Volkswagen** car showroom on York Road. The unit has access both externally and through the car showroom itself.

Accommodation

The unit comprises the following approximate floor areas:

	Sq m	Sq ft
Total	85.93	925

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed. The landlord is willing to offer an attractive rent to secure the right operator.

Planning

The property is currently classed as Sui Generis however our client may consider other uses, subject to planning.

Rating

We are advised that the Rateable Value for the property is to be confirmed. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating is to be confirmed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Viewings to be arranged through the sole agent. The showroom is currently open and trading.

TO LET

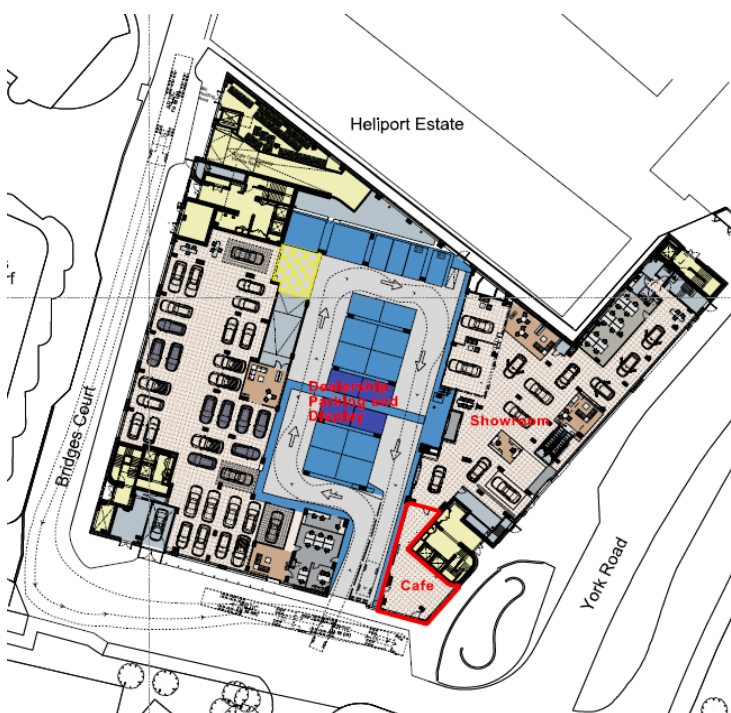
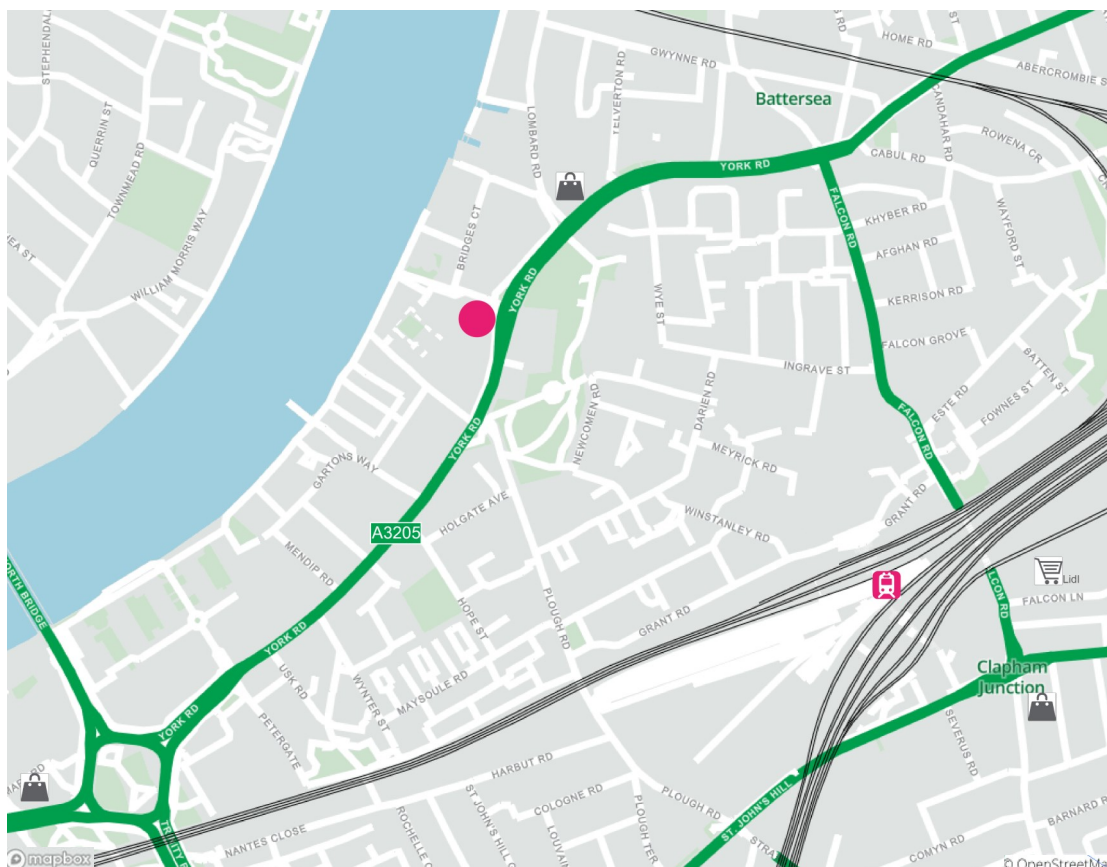
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