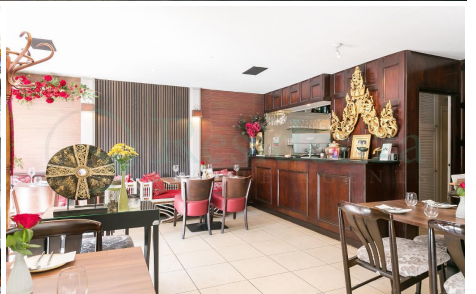


## Commercial for Rent - £3,000 per month

Battersea Park Road, London, Greater London, SW11 4DN



### KEY FEATURES:

- PRIME LOCATION • LONG LEASE • RESTAURANT PREMISES CLASS E • GOING CONCERN • PREMIUM/GOODWILL £110,000 • SIZE 1214 SQ FT • AVERAGE WEEKLY SALES £5,000

## Description

Premium/Goodwill £110,000 - Residenza is proud to offer a prime located shop currently trading as a Thai restaurant with Class E use (formerly known as Class A3/A5) on the North side of Battersea Park Rd.

The property is situated on a busy parade and benefits from a high footfall pass by trade.

Postcode: SW11 4ND

Use: Class E (formerly known as Class A3/A5)

Lease: 13 years, Renewable

Rent Review: Every 5 Years - next rent review July 2028

Premium/Goodwill: £110,000

Rent: £36,000 per annum

Weekly sales: Average £5,000 per week

Size: 1214 Sq/ft

Rates: £2,800 P/A (TBC by local authority)

Building Insurance: TBC

EPC: E

Fees: Incoming tenant liable to pay for their own and the freeholder's legal costs

Admin fees apply

Opening Hours: Monday-Friday & Sunday 05:00 pm till 10:30 pm, Saturday 12:00 pm - 10:30 pm

To view this property, contact our commercial team or visit our website [www.residenzapropertiesltd.com](http://www.residenzapropertiesltd.com)

## Location

The property is situated on the north side of Battersea Park Road between Albert Bridge Road and Beechmore Road. Battersea Park Road is a busy arterial route between Clapham Junction and Vauxhall and benefits from a high volume of passing traffic as well as a good surrounding residential catchment area, along with being close to the amenities of Battersea Park. Public transport is available from Clapham Junction Mainline, Battersea Park Station, and Battersea Power Station Underground station on the Northern line, along with several bus routes.





## Floorplan(s)

### Battersea Park Road

Approximate Gross Internal Area  
1214 sq ft / 112.80 sq m

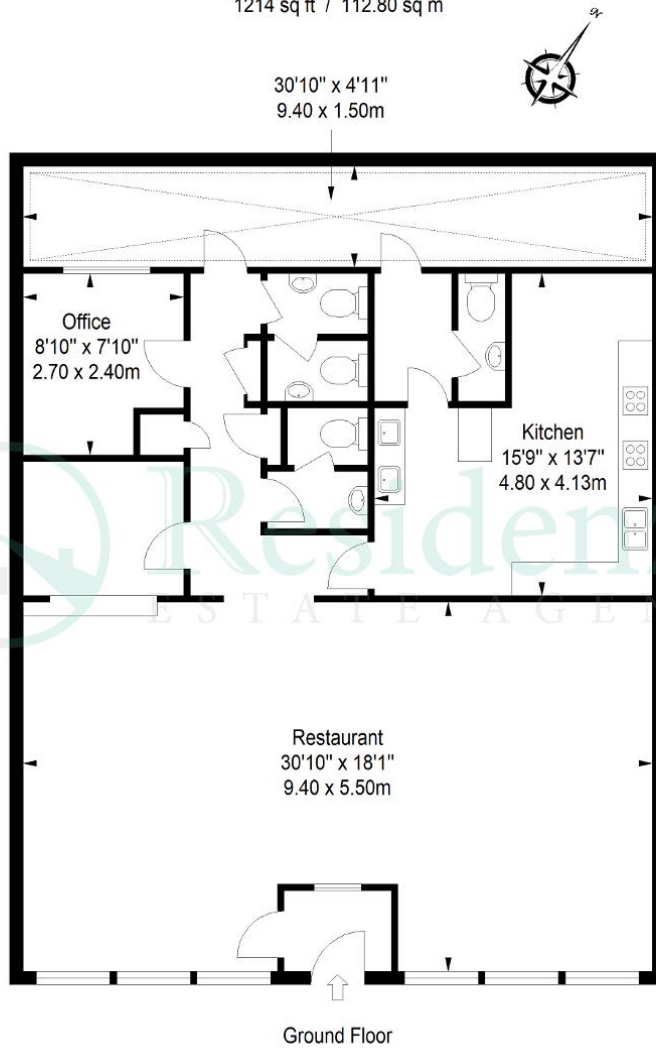


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	54 E	
21-38	F		
1-20	G		