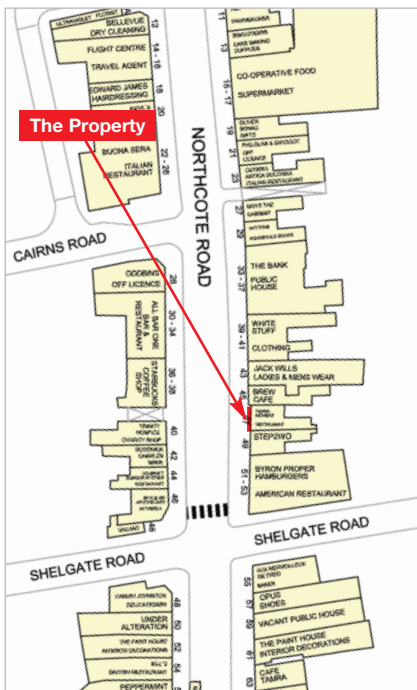


## London SW11 47 Northcote Road Battersea SW11 1NJ

- Well Located Long Leasehold Restaurant Investment
- Wealthy South West London suburb
- Comprises takeaway restaurant with option to purchase upper floor
- Established restaurant pitch
- Lease expiry 2027 (2)
- No VAT applicable
- Important Rent Review 2017
- Current Rent Reserved  
**£55,000 pa**



### Tenure

Leasehold. To be held on a new 999 year lease from completion.

### Location

Northcote Road is located within Battersea which is approximately 4 miles to the south-west of Central London in the London Borough of Wandsworth. It has excellent transport links, with the nearby A3 and A205 (South Circular) giving access to South and West London respectively, as well as the M25, M3 and M4 motorways. The area is served by numerous bus routes and Clapham Junction and Wandsworth Common Mainline Rail Stations. Trains to London Waterloo and London Victoria depart from Clapham Junction approximately every 1 to 7 minutes with a journey time of between 6 and 12 minutes.

The property is situated in an affluent South West London suburb on the east side of the busy Northcote Road, close to the junction with Shelgate Road in a mixed established restaurant, retail, café and bar location. Occupiers close by include White Stuff, Jack Wills, Byron Burger, Starbucks, Gourmet Burger Kitchen, Roderick Charles, Space NK, Bill's Restaurant, All Bar One, Co-operative Food and a variety of boutique and specialised retailers.

### Description

The property is arranged on basement and ground to provide a restaurant on the ground floor with customer WCs, kitchen and basement storage. The upper floor, which comprises residential, can be made available and an option to purchase is included in the legal papers.

The property provides the following accommodation and dimensions:

Gross Frontage	5.5 m	(18' 0")
Net Frontage	3.95 m	(12' 11")
Shop Depth	14.75 m	(48' 5")
Built Depth	18.0 m	(59' 1")
Basement	35.5 sq m	(382 sq ft)
Ground Floor	84.5 sq m	(910 sq ft)
Rear Store	11 sq m	(118 sq ft)

NB. Floor areas are gross internal.

### Tenancy

The property is at present let to MR A MILAD (t/a Indian Moment) for a term of 15 years from 1st April 2012 at a current rent of £55,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's break clause in 2017 (2).

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.



