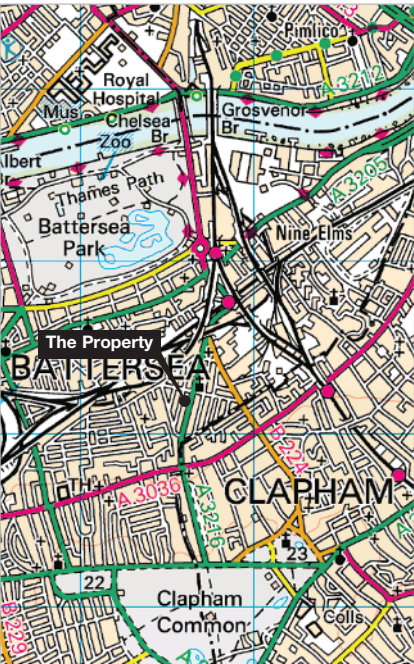


London SW8
121/123 Queenstown
Road
Battersea
SW8 3RH

- Freehold Restaurant and Ground Rent Investment
- Restaurant let on a lease expiring 2024
- Affluent South London suburb
- Restaurant Rent Review 2014
- No VAT
- Total Current Rent Reserved **£36,000 pa**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure
Freehold.

Location
Battersea is a prosperous suburb of South-West London located within the London Borough of Wandsworth. Rail communications are good with Clapham Junction Rail Station providing frequent services to Central London. The property is situated in the Park Town Conservation Area on the busy Queenstown Road, a popular restaurant and bar location where occupiers include Shipton and Heneage as well as a number of local traders.

Description
The property is arranged on ground, first and second floors to provide a ground floor restaurant with up to 85 covers, in a front and rear section with kitchens to the rear. The upper floors have been sold off on 3 long leases.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Floor	Individual (t/a Dalila Lebanese Restaurant)	Gross Frontage	9.15 m	(30' 0")	20 years from 07.06.04 Rent review every fifth year FR & I	£36,000 p.a.	Rent Review 2014
		Net Frontage	5.29 m	(17' 10")			
		Shop Depth	16.03 m	(52' 5")			
		Built Depth	25.70 m	(84' 2")			
	Three Individuals	First, Second & Third Floor – Residential			Three similar leases for 125 years from 25.12.03	Peppercorn	Reversion 2031

NB. Notices have been served under the Landlord & Tenant Act 1987 (as amended) on the residential tenants.

Total £36,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Clare Thorpe, Alen-Buckley LLP. Tel: 0208 767 8336 e-mail: conveyancing3@alen-buckley.co.uk