

Clapham, London SW11

66c Battersea Rise

Class E Opportunity – Subject to Vacant Possession



Location

The subject property is located on Battersea Rise, one minute away from the intersection with Northcote Road and St John's Road and in close proximity to Clapham Common.

Located immediately adjacent to **The Goat (Mitchells & Butlers)** and **Pizza Metro**, other nearby occupiers include **Pho**, **Banana Tree** and **Nando's**.

Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

Ground Floor	500 sq ft	46.38 sq m
---------------------	------------------	-------------------

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£37,500 per annum exclusive

Rates

Rateable Value

To be assessed

Rates Payable

To be assessed

Interested parties are advised to make their own enquiries through Wandsworth Borough Council on 020 8871 6000.

EPC

Available upon request.

Service Charge

Available upon request.

For further information or to arrange a viewing please contact:

forge

020 7190 9801
forge-cp.com

Liam Jones
020 7190 9804
07990 335 016
liam@forge-cp.com



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Experian Goad Plan Created: 20/01/2025
Created By: Forge

50 metres



Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property.

Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Forge are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.