

TO LET, FREE OF TIE PUB BATTERSEA, SW8



CGI image

FORMER QUEENS ARMS, 139 ST PHILIP STREET, BATTERSEA, LONDON, SW8 3SS

- Ground floor and basement of attractive corner property
- Planning consent for A4 use (Drinking establishments)
- Situated in Battersea within close proximity of Clapham
- Gross internal area approximately 309.7 sq m (3,333 sq ft)
- New lease with nil premium
- Offers may be considered for the long leasehold / freehold
- Landlord undertaking extensive building works to the whole property (details overleaf)

AVAILABLE AS A NEW LEASE – free of all ties

RENTAL OFFERS IN EXCESS OF £60,000 PER ANNUM

SUBJECT TO CONTRACT sole letting rights

LONL403

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Location

The former Queens Arms PH lies just off Queenstown Road roughly equidistant between Battersea Park (north) and Clapham Common (south). The property fronts St Philip Street and Robertson Street within the London Borough of Wandsworth. The immediate area comprises predominantly residential accommodation with commercial uses including shops and restaurants situated to the west on Queenstown Road. Wandsworth Road Railway Station (London Overground Line) is located approximately 700 metres to the east and Queenstown Road Railway Station is 750 metres to the north. Battersea Park is circa 1,400 metres to the north east.

A location plan is attached.

Description

The premises comprise the ground floor and basement of an attractive corner sited property. The landlord has obtained planning consent to convert the upper floors of the building into five flats with consent for a house in the rear yard area (copy of decision notice available upon request). The proposed pub accommodation can be summarised as follows:

Ground Floor- Open plan trade area, kitchen (tbc), disabled WC and storage areas.

Basement- Usual cellarage / storage and customer WC's. It may be possible to install the kitchen and WC's in the basement (subject to necessary consents).

Please note that the kitchen facilities can be relocated to the basement, creating a larger ground floor bar / dining area.

A set of proposed floor plans are enclosed (PDF available by request).

The property has the following gross internal areas:

Ground Floor:	134 sq m (1,442 sq ft)
Basement:	175.7 sq m (1,891 sq ft)
Gross Internal Area:	309.7 sq m (3,333 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property will be connected to all mains services.

Licensing

The former premises licence permitted the sale of alcohol from 10:00 am until 12:00 am Monday to Sunday. An application will need to be submitted for a new premises licence.

Rating Assessment

The property was previously listed in the April 2017 rating list as a public house and premises with a rateable value of £10,300.

Tenure

The ground floor and basement of the building is offered by way of a new lease on a free of tie basis. Lease terms to be negotiated. It is anticipated the term will be 20 years with five yearly upward only rent reviews to the higher of open market rent or annually compounded reviews based upon the Retail Price Index (RPI) capped at 4% and collared at 1%. The landlord is seeking rental offers in excess of £60,000 per annum, subject to contract.

The owner may also consider premium offers for the granting of a long leasehold interest of the ground floor and basement of circa 999 years or freehold with vacant possession of the ground floor and basement (upper floors sold off for residential use).

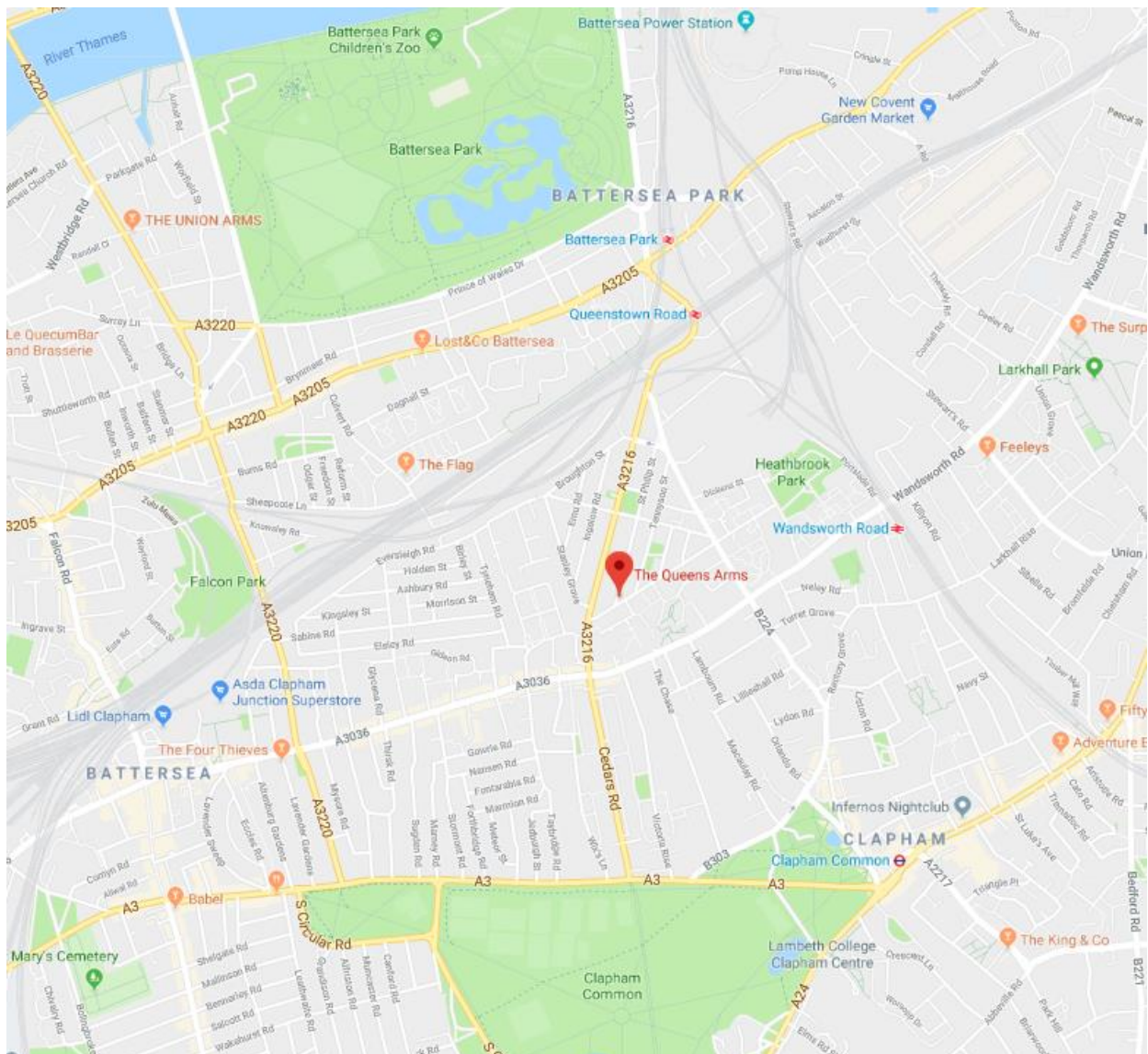
Further Information / Viewing

For further information or to arrange a viewing, please contact Michael Penfold of the sole agents on 020 7836 7826 or michael.penfold@agg.uk.com

EPC

An EPC report is available upon request.

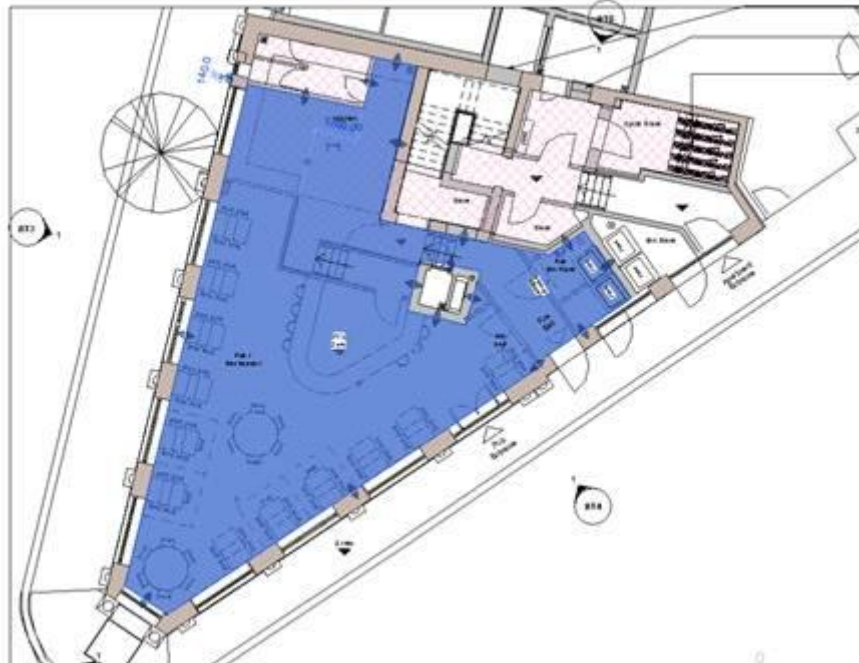
Location



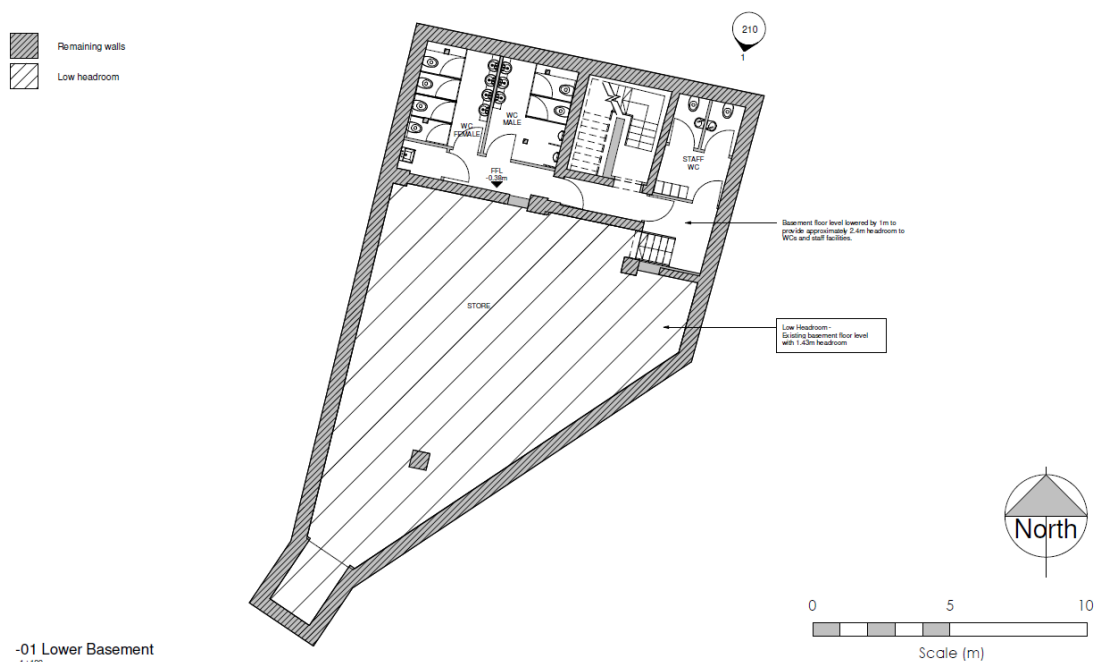
Source: Google Maps. Not to scale - Provided for indicative purposes only.

Floor Plans (proposed)

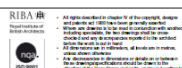
Ground Floor



Basement



-01 Lower Basement
1:100



A3
Original Sheet Size

0 5 10
Scale (m)

PROJECT
Queens Arms Pub
SHEET
001 - Basement Floor Plan
DATE
2018

CGI of Proposed Scheme

