

PUB FOR SALE OR TO LET BATTERSEA, SW11



LE QUECUMBAR, 42-44 BATTERSEA HIGH STREET, LONDON, SW11 3HX

- Attractive detached public house with a rear trade garden and trade terrace to the front
- Situated approximately 250 metres east of the River Thames and 700 metres west of Battersea Park
- Nearby occupiers include the Woodman (Hall & Woodhouse), Gail's and London House (Gordon Ramsay)
- Gross internal area approximately 267 sq m (2,867 sq ft)
- Site area approximately 275 sq m (2,962 sq ft)
- Previously licensed until 1:30am Friday and Saturday (new premises licence required)
- Of interest to operators and investors

FREEHOLD OR LEASEHOLD – with vacant possession upon completion

OFFERS INVITED

SUBJECT TO CONTRACT sole selling rights

LONF624

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com

Directors A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS • R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • Associate Director P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is located on the west side of Battersea High Street, approximately 140 metres south east of Battersea Square and approximately 1 kilometre north west of the north side entrance to Clapham Junction Railway Station. The River Thames lies approximately 250 metres to the west. The property is adjacent to Thomas's Preparatory School, which is the educational facility attended by the Duke and Duchess of Cambridge's children. A location plan is attached.

Description

The property is detached and built on two main storeys over part basement with a trade garden to the rear and a terrace to the front. The internal accommodation is summarised as follows:

Ground Floor- Open plan layout with a single / central bar servery. Kitchen and service area. Male and female customer WC's.

Approximate Gross Internal Area: 136 sq m (1,458 sq ft)

First Floor- Three bedroom living accommodation with lounge, kitchen and bathroom.

Approximate Gross Internal Area: 92 sq m (990 sq ft)

Basement- Beer cellar and general storage.

Approximate Gross Internal Area: 39 sq m (419 sq ft)

Outside- Patio / trade garden to the rear of the property. Terrace to the front.

Total Approximate Gross Internal Area: 267 sq m (2,867 sq ft)

Using the online ProMap measuring service the site area is calculated to be: -

Site Area 275 sq m (2,962 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 is connected to all mains services.

Licensing

The former premises licence permitted the sale of alcohol from 10:00 am 12:00 midnight Sunday to Thursday and until 1:30 am on Friday and Saturday. An application will need to be submitted for a new premises licence.

Planning

From enquiry of the London Borough of Wandsworth, it has been ascertained that the property is not statutorily listed. The property is located within Battersea Square Conservation Area.

Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a Rateable Value of £13,750.

Tenure

Freehold or new lease with vacant possession upon completion.

Basis of Sale / Letting

The owner is inviting rental offers for the property on a free of tie basis with terms to be negotiated.

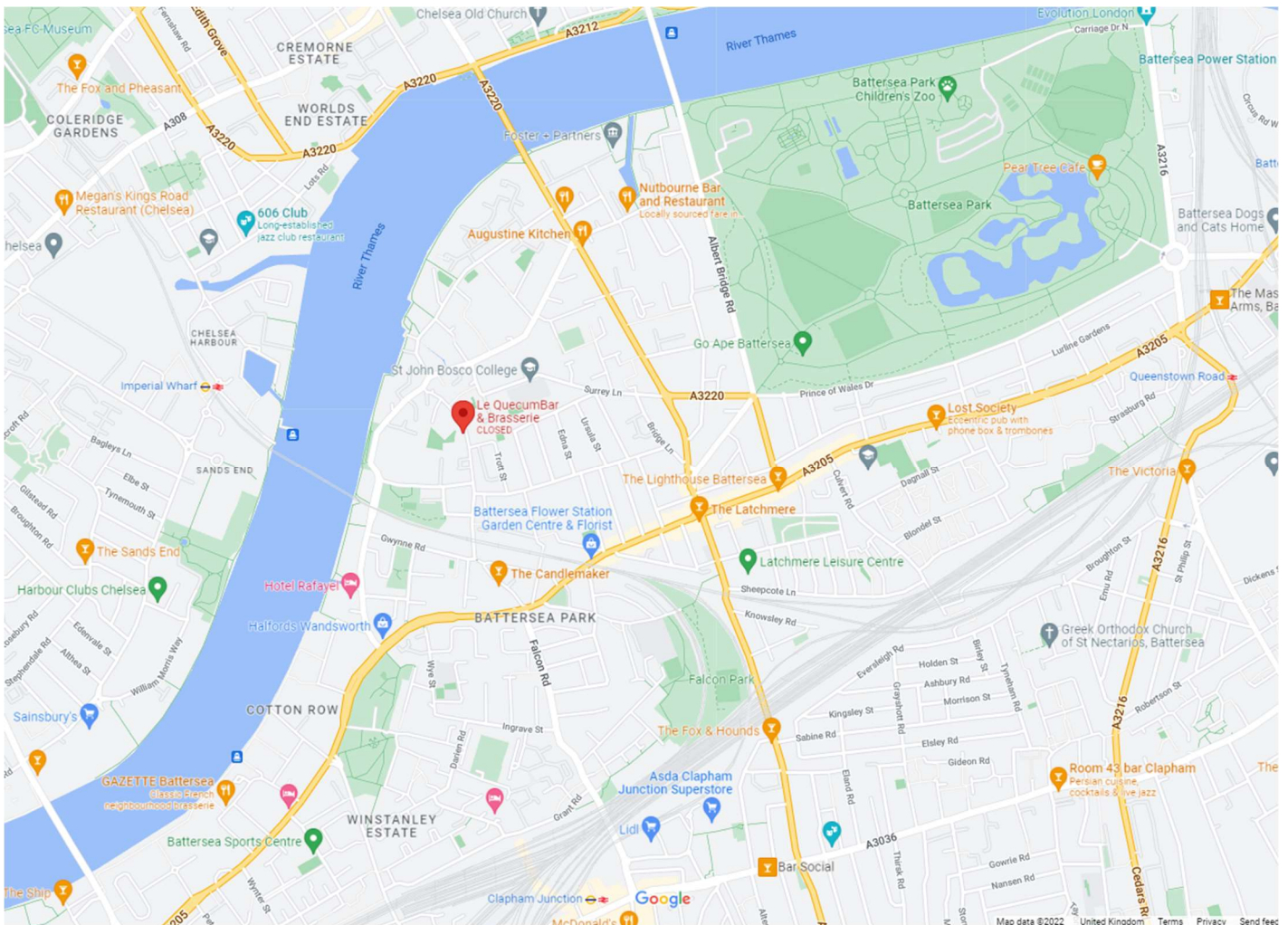
Alternatively, unconditional offers are invited for the freehold interest of the property with vacant possession upon completion. VAT may be payable in addition.

Viewing

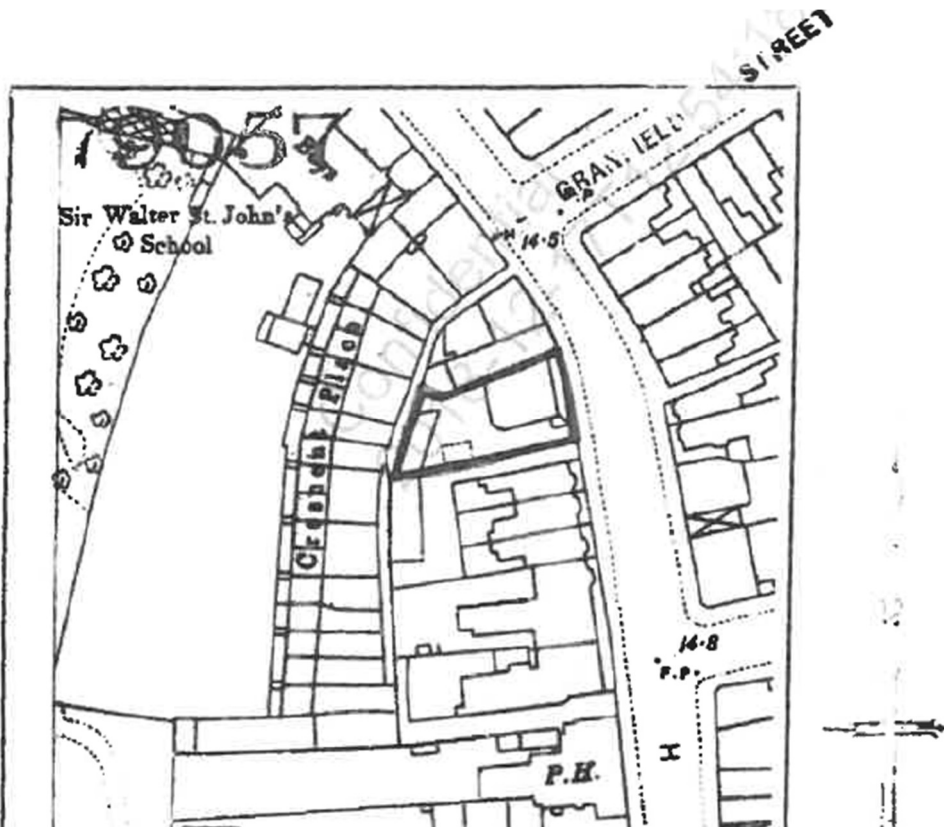
For further information, please contact Michael Penfold of the sole selling agents on 020 7836 7826 or michael.penfold@agg.uk.com

EPC

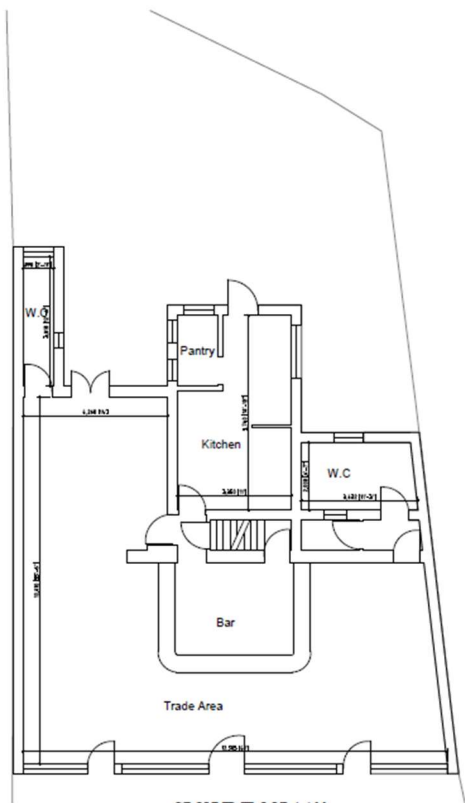
An EPC report will be made available upon request



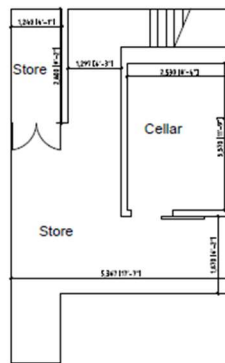
Source: Google Maps. Not to scale - Provided for indicative purposes only.



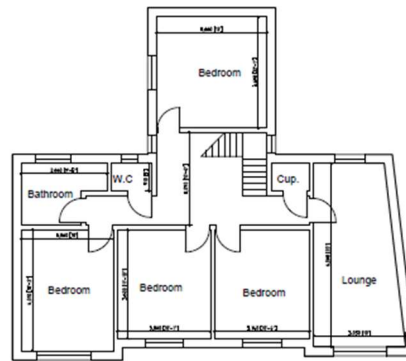
FLOOR PLANS NOT TO SCALE



Ground Floor Plan



Basement Floor Plan



First Floor Plan