



## 14 Battersea Park Road, London SW8 4LS

TO  
LET

1406  
Sq Ft

£70,000  
Per annum excl.

Uses Considered:  
**ALL USES CONSIDERED**

### Description

The property comprises a brand new open plan retail / restaurant unit over ground and basement floors.

Suitable for a variety of uses the rear of the property has a courtyard and rear access onto Queenstown Road.

The full height basement contains 2 x WC's, further space for retail, office, kitchen or storage area and has an extraction route already installed.

All Uses considered subject to covenant strength and relevant planning permission.

### Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

### Rent

£70,000 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Immediately  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: None

EPC VAT Local Authority  
TBC TBC LB Wandsworth

LTA 1954  
Negotiable

### Utilities

Single Phase.  
Gas. Extraction.

### Accommodation

	Sq M	Sq FT
Ground:	71.85	773
Basement:	58.78	633
<b>Total (GIA):</b>	<b>130.63</b>	<b>1406</b>

**\*360 Tour and Floor Plan Available\***

### Rates / Service Charge

Rateable Value:	Unrated
Rates Payable (21/22):	TBC pa*
Service Charge (Est)	TBC
Insurance (Est)	TBC

\*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

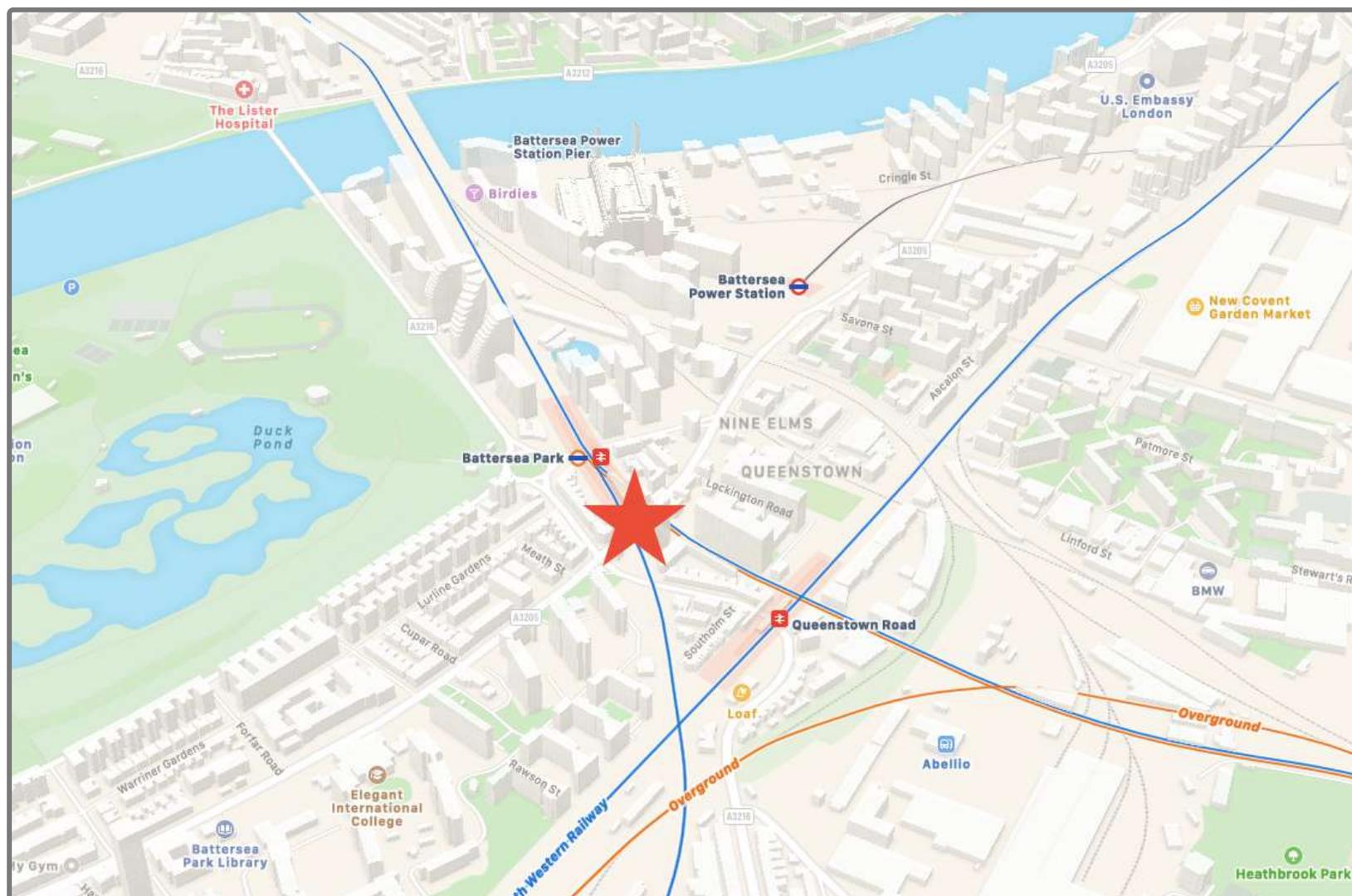
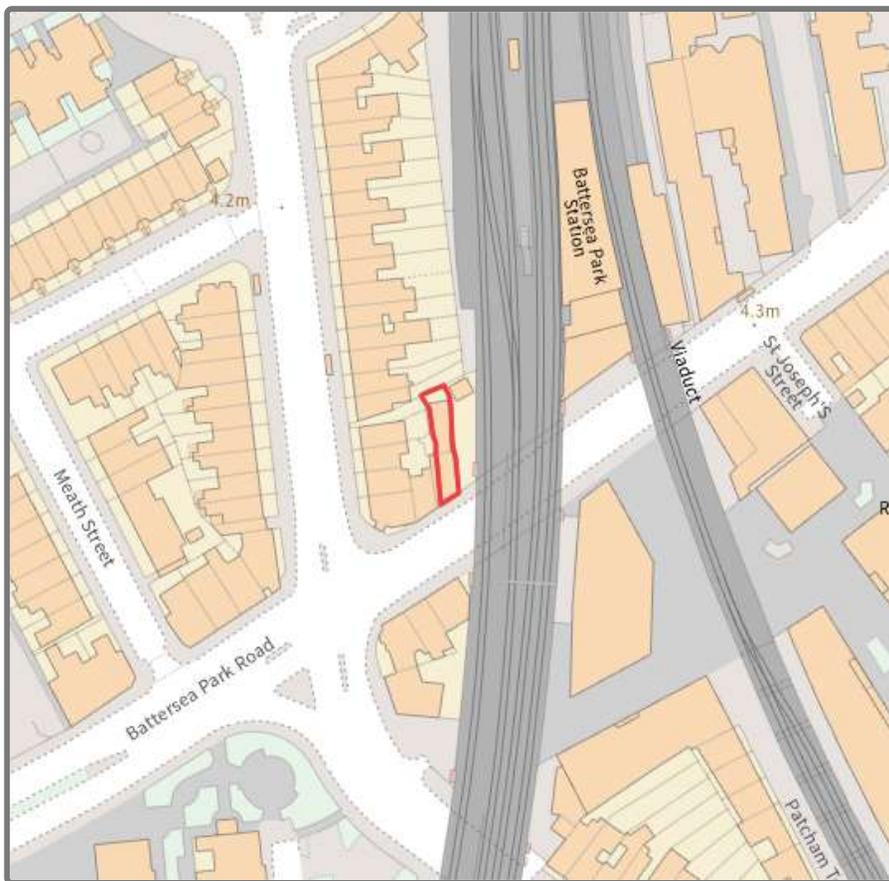
## Location

The property is located on the north side of Battersea Park Road, close to the junction with Queenstown Road.

Battersea Park Rail Station is in the immediate vicinity with Queenstown Road Station a 2 minute walk away.

The new Battersea Power Station development is within close walking distance where you will also find the new Northern Line underground station.

The location is serviced by a number of regular buses on Battersea Park Road and Queenstown Road





# *Evans Pearson*

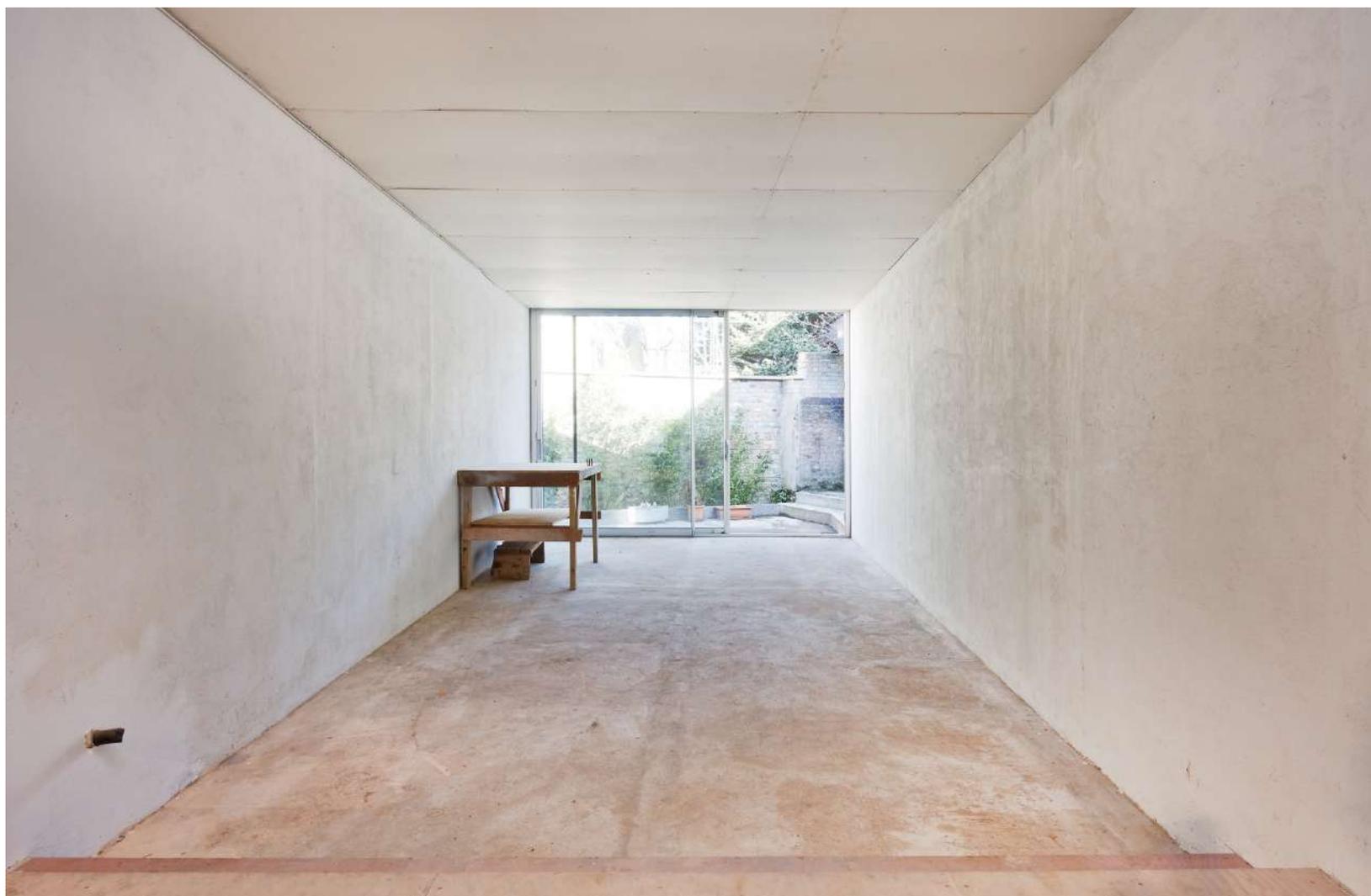
Chartered Surveyors

Contact:

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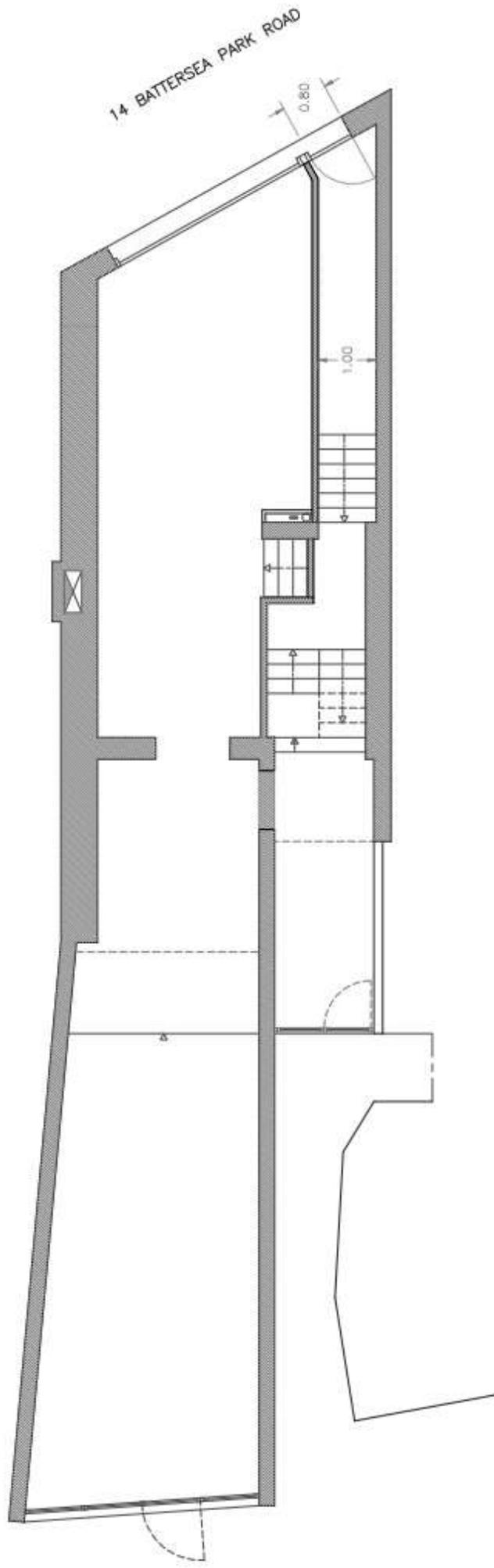
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

GROUND FLOOR



BASEMENT

