



183 LAVENDER HILL, BATTERSEA,
LONDON, SW11 5TE

£45,000 Per Annum



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

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Description

! Under Offer ! Available to rent on a new lease - 1,800 sq ft E class unit

Previously operating as an Italian restaurant with reception / bar and dining area leading to further dining space at the rear and kitchen all at ground level, a basement area provides customer toilets, further storage and office space is also at basement level (restricted head height)

Outside to the front of the property is a terrace / dining area, to the rear is a drive way and access for deliveries etc

Location

The property is situated on the south side of Lavender Hill close to the junction with Sisters Avenue.

Lavender Hill is a busy arterial route between Wandsworth and Nine Elms and benefits from a good surrounding catchment area.

Nearby operators include Pizza Express, Asda Superstore, Winkworths Estate Agents and Foxtons Estate Agents.

Clapham Junction mainline station is just 0.4 miles away

Terms

Available on a new lease with terms to be agreed by negotiation

Guide Rent £45,000 per annum

Viewings

Contact sole agents
Christopher St James
020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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