

TO LET PUBLIC HOUSE

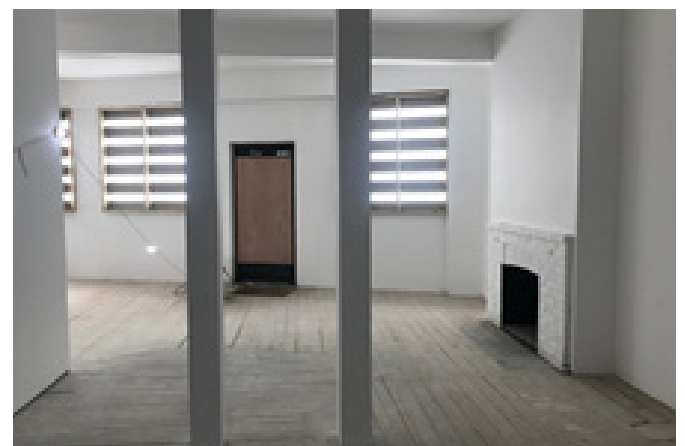
THE STAG

96 Westbridge Road, Battersea, London, SW11 3PH



Key Highlights

- Public House located near Battersea Park
- Ground and basement lock up unit
- Enclosed rear trade patio
- Rental offers invited
- Free of Tie lease
- Incentives may be available for fit out

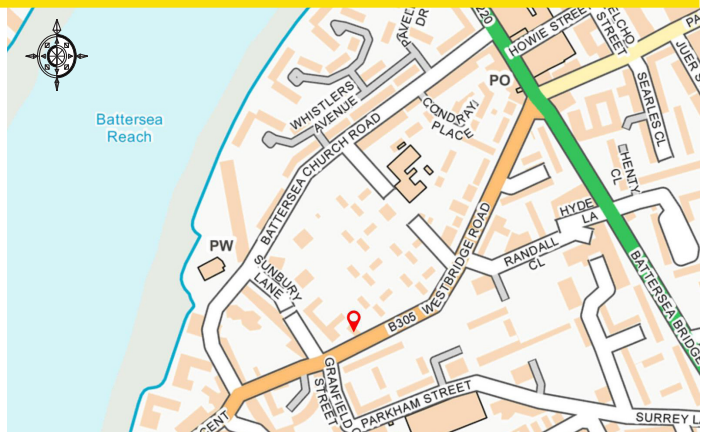
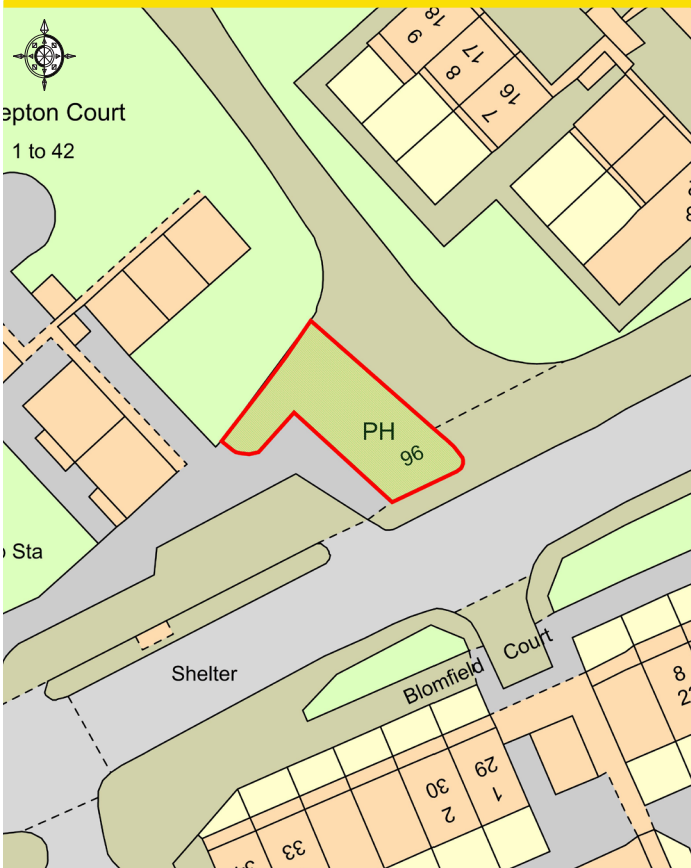


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Location

The subject property is situated in Battersea, a district within the London Borough of Wandsworth. The property is located approximately 1 kilometre (0.6 miles) south of Chelsea, 2.7 kilometres (1.7 miles) north west of Clapham and 2.2 kilometres (1.37 miles) north east of Wandsworth. Battersea Park station is located approximately 1.7 kilometres (1 mile) to the east of the site, which currently offers an Overground service, and will be connected to Underground services via the Northern Line when the line extension is complete in 2021. The Stag is prominently and conveniently located on Westbridge Road, within the densely populated Blomfield Court and Somerset residential estates. The fashionable Battersea Square is located a short distance to the west. Westbridge Road links to the A3220 approximately 0.3 kilometres to the north east which connects the area with Chelsea and Fulham to the north and Clapham to the south.

Description

The property comprises a three storey (above basement) detached building with painted and rendered brick elevations at ground floor level and exposed brick elevations at first and second floor level beneath a flat roof behind a parapet wall. There is a single storey extension to the rear of the property which again has rendered brick and exposed brick elevations beneath a pitched slate tile roof. The first and second floors are not part of the proposed demise and are separate from the public house, benefitting from its own separate access to the side elevation. Externally, to the rear, there is an enclosed covered trade patio.

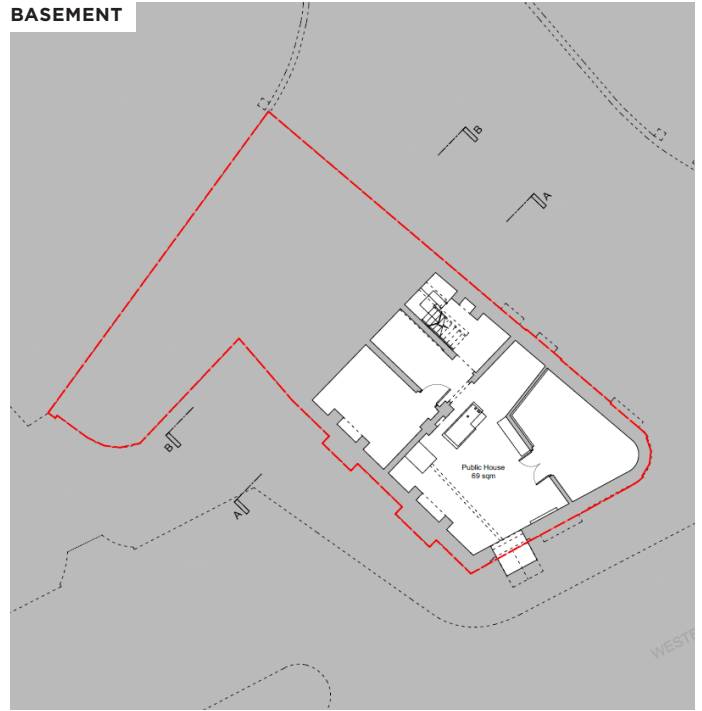
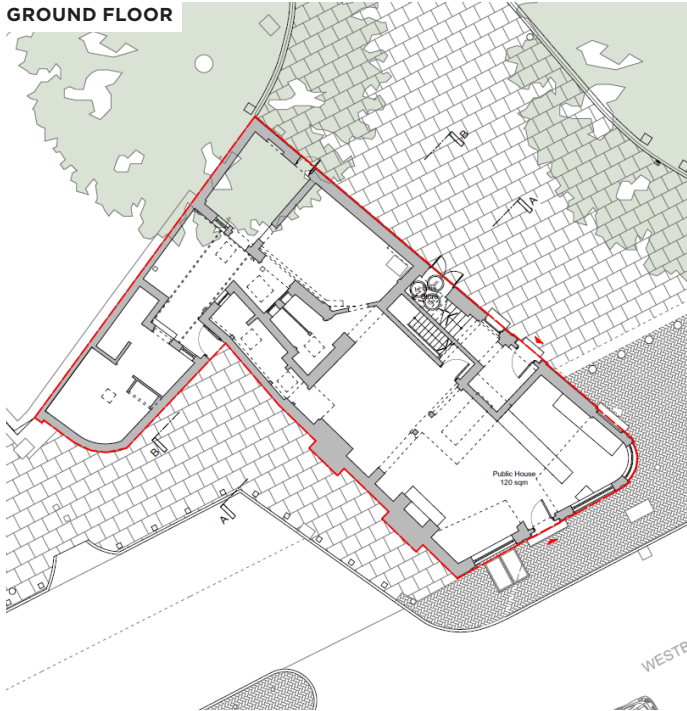


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Internal access is from the main road with secondary access direct into the rear yard.

The main trading area is L shaped with two additional rooms to the rear. To the rear of the main trading area are former ladies and gentlemen's WCs. The interior is currently in shell condition.

The basement comprises four rooms with cellar drop to the pavement on the front elevation. The basement has a restricted ceiling height of just under 1.7 metres.

Floor Measurements

FLOOR	SQ M	SQ FT
Basement	66	710
Ground Front Trade Area	66	710
Ground Ancillary Rooms	54	582
External Covered Rear Yard	15	161

Tenure

Rental offers are invited for a new free of tie lease subject to annual RPI increases for the ground and basement.

Planning

We understand the property currently benefits from Class A4 use and is not a Listed building, nor is it situated in a conservation area.

Contact

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Licensing

The property has a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

Monday to Saturday	10:00 – 23:00
Sunday	12:00 – 22:30

The Business

The property is currently closed and no trading information is warranted or sold.

Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £10,000. The national multiplier for England and Wales for 2020/2021 is £0.499.

Fixtures and Fittings

There are no fixtures or fittings.

Energy Performance Certificate

An EPC rating of 115 (E) has been calculated.

Viewing

For a formal viewing, by appointment of Savills.

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