

NINE ELMS TAVERN

1 RIVERLIGHT QUAY, NINE ELMS LANE, NINE ELMS, LONDON SW11 8AY

SUBSTANTIAL LONG LEASEHOLD PUBLIC HOUSE ON THE RIVER THAMES
IN NINE ELMS AVAILABLE FOR SALE

savills



THE NEW
WINE ELMS
TAPBAR

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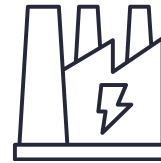
HIGHLIGHTS INCLUDE:



Prime Location fronting the River Thames in Nine Elms



Immediate proximity to Nine Elms and Vauxhall Underground station



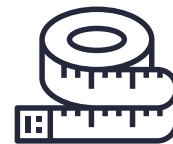
Densely populated area close to the Battersea Power Station



Occupying the lower floors of a modern 14 storey building



Public house with circa 84 covers at ground floor and 36 on first floor



Total Gross Internal Area of approximately 7,061 sq ft



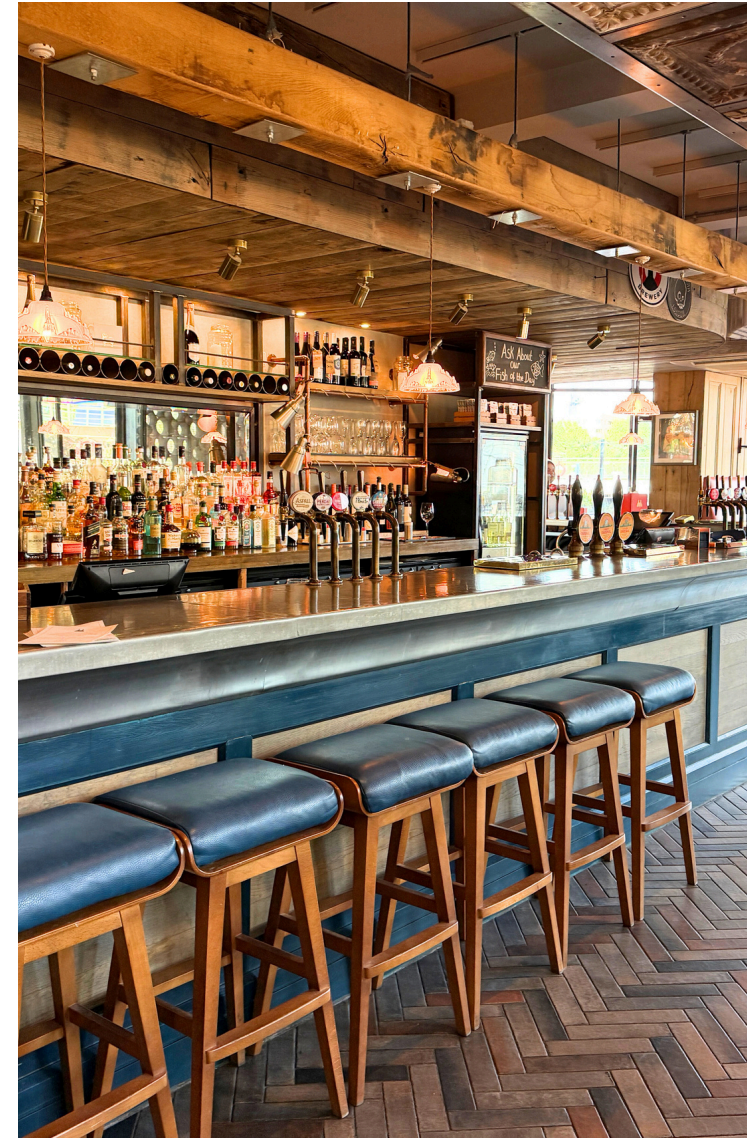
Premises Licence permitting the sale of alcohol until 00:30 daily



Large external beer garden to the front of the property for approximately 120 covers



We are instructed to invite offers in excess of £1,000,000 plus VAT, if applicable.



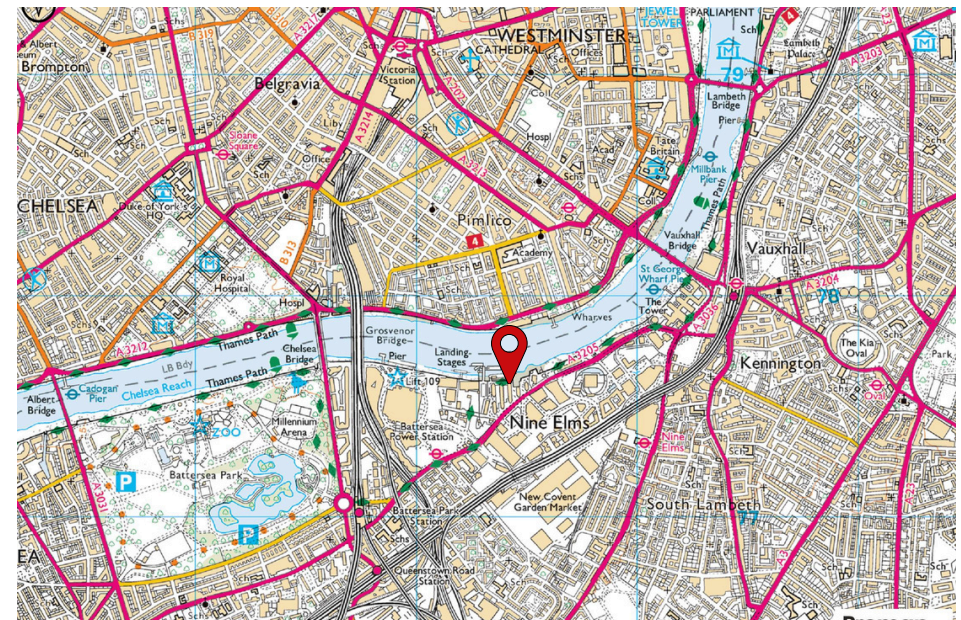
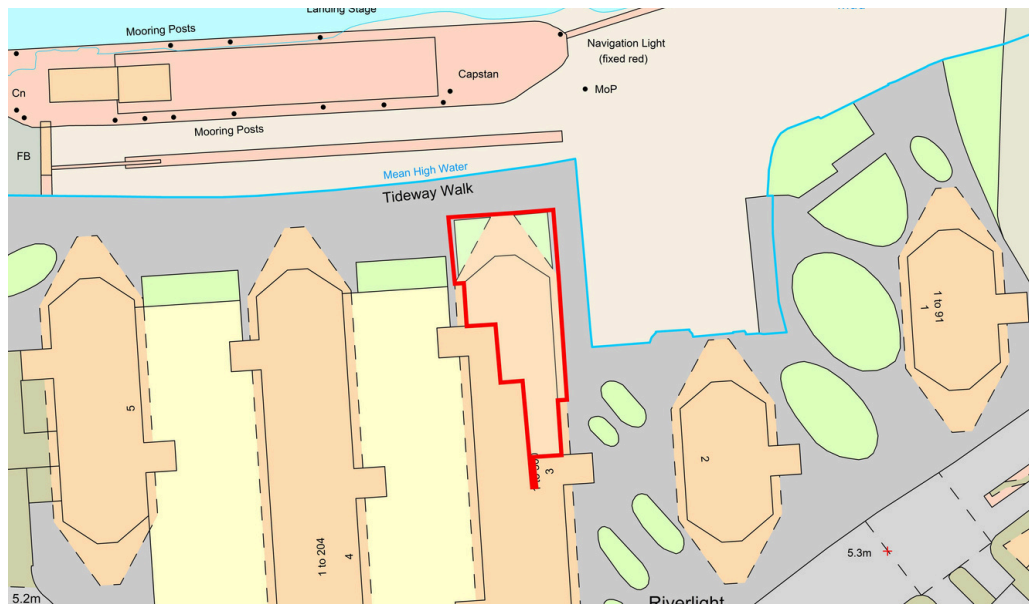
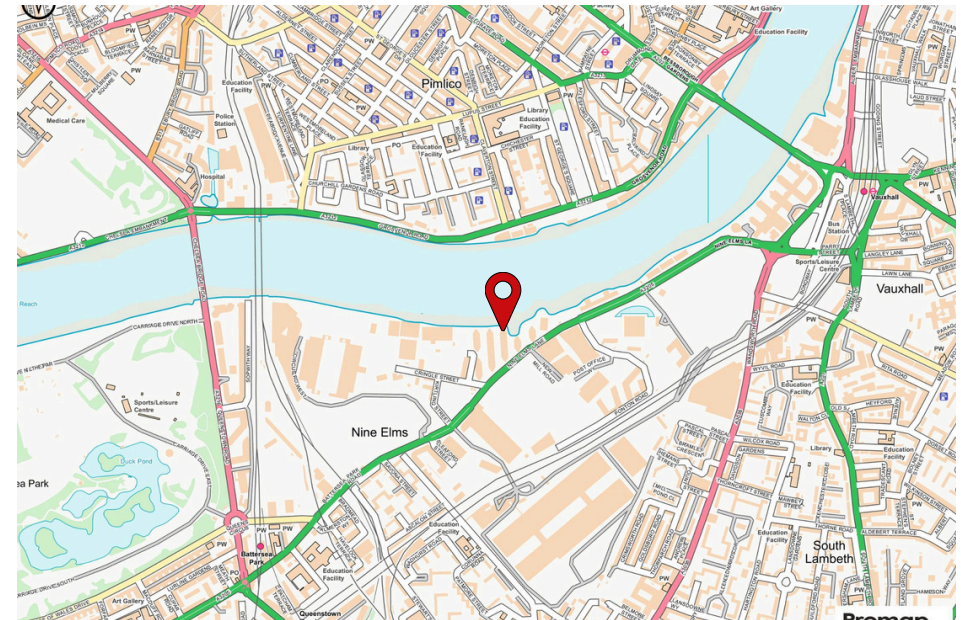
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LOCATION

The Nine Elms Tavern is located in the heart of the rapidly transforming Nine Elms area, a prime riverside district on the south bank of the River Thames between Vauxhall and Battersea. The property occupies a prominent position within the Riverlight Quay development, benefitting from a strong residential catchment and high footfall from the surrounding luxury apartment schemes. The location is within close proximity to Nine Elms Underground Station (Northern Line) and Vauxhall Station (Victoria Line, National Rail), providing excellent connectivity across London. Nearby occupiers include Sainsbury's, The Black Cab Coffee Co, Battersea Barge Bar and a variety of independent restaurants, cafés, and bars.

DESCRIPTION

The property comprises a prominent modern ground floor unit forming part of the Riverlight Quay development. It features full-height glazed elevations and benefits from an external seating area to the front of the property.



ACCOMMODATION

Ground Floor - The ground floor comprises an open-plan trading area with a central bar servery positioned near the entrance. The space is arranged with a mix of fixed seating, loose tables and chairs, providing approximately 84 covers. To the rear, there is a commercial kitchen, while the back-of-house area includes a plant room.

Basement – The basement contains a cellar and bin store, located separately from the unit within the building’s car park.

First Floor – The mezzanine level overlooks the ground floor and accommodates an additional bar servery, along with loose tables and chairs providing seating for approximately 36 covers. A lift connects the ground and first floors. Ancillary facilities include the men’s, ladies, and accessible WC’s, as well as a staff room, plant room and store cupboard

External - Loose tables and chairs are arranged in the front beer garden of the property, providing seating for approximately 120 covers.



PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003 the premises are permitted to sell alcohol at the following times:

- Monday to Sunday: 08:00 - 00:30

APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal areas. Purchasers are advised to undertake their own measured survey prior to purchase.

Floor	Sq M	Sq Ft
Basement	72	775
Ground Floor	343	3,692
First	241	2,594
Total	656	7,061



PLANNING

The property is not listed and is not situated within a Conservation Area, although it is located within Flood Zone 3.

EPC

EPC in the course of preparation.

RATEABLE VALUE

2023 Rateable Value - £83,750.

2026 Rateable Value - £48,250.

TENURE & SERVICE CHARGE

The property is held Leasehold (Title Number TGL422850) for a term of 999 years from 30 April 2015 at a fixed peppercorn rent. A service charge is payable, with further details available upon request.

VAT

Please note that VAT, if applicable, will be payable in addition to the purchase price.

VIEWINGS

Please note that all viewings must be made by prior appointment via Savills. Under no circumstances should any direct approach be made to any of their staff.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

TERMS

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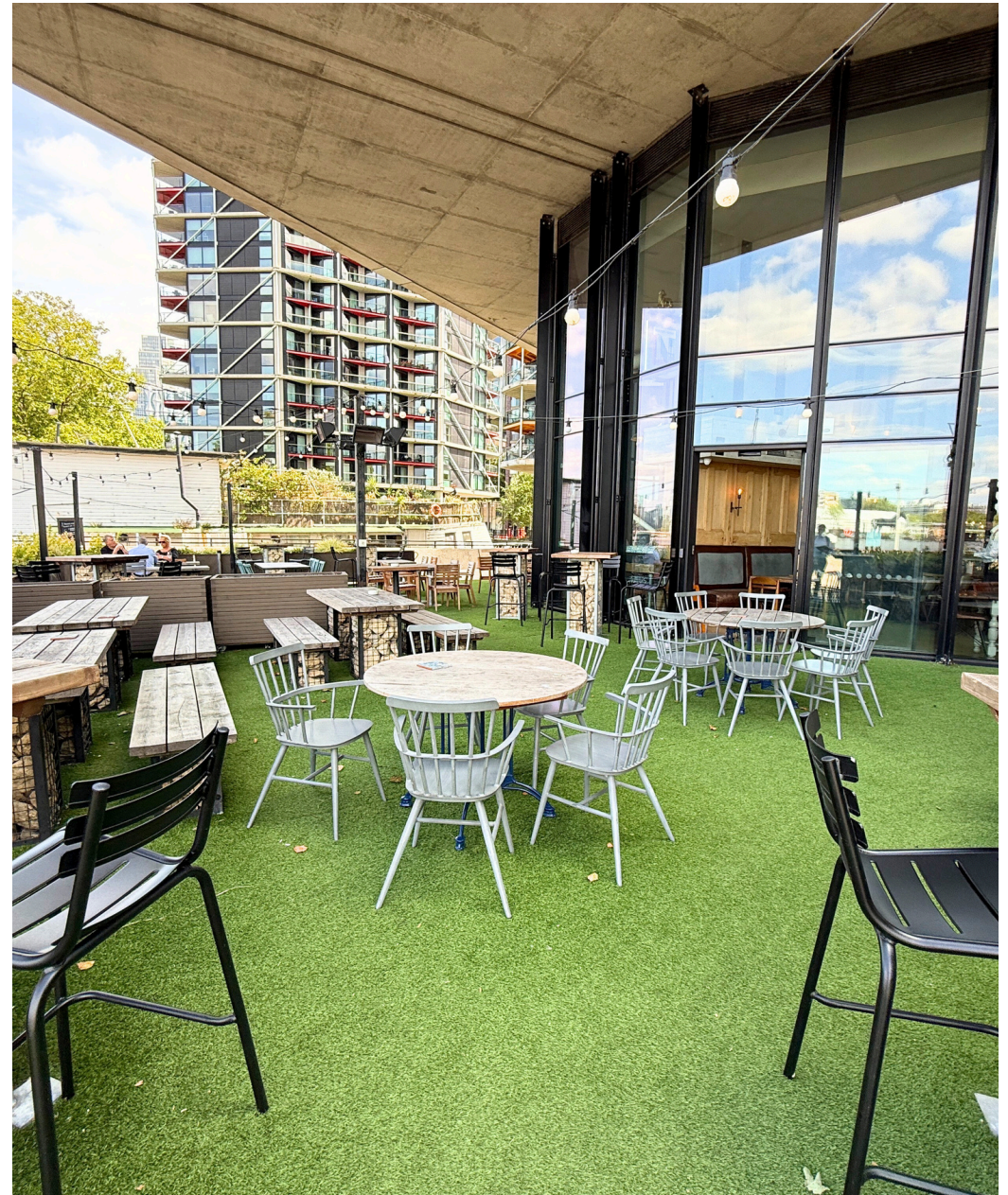




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