

# LE QUECUMBAR

42-44 Battersea High Street, Battersea, London SW11 3HX



## Key Highlights

- Freehold public house investment for sale
- Lease expiring February 2021 at a current rent of £40,500 per annum
- Surrounding occupiers include Thomas's School, Royal Academy of Dance and Battersea Park
- GIA - 2,867 sq ft
- Guide price £950,000
- Potential to obtain vacant possession
- Low capital value - £331 psf
- Potential for conversion of the first floor to residential and additional stories along with a ground and basement lockup pub STPP and vacant possession

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## Location

Le QuecumBar is located in the London district of Battersea, South West London approximately 3.5 miles south west of Central London. To the south is the A3205 which provides access to Wandsworth in the West and Vauxhall in the East. Battersea High Street bus stop is 400m to the north and provides services to Victoria via the 170 bus route in a journey time of approximately 15 minutes. Battersea Square is a short distance to the north and comprises a selection of operators including the London House restaurant by Gordon Ramsey and GAIL's bakery .

The property is situated in a mixed commercial and residential area with The Woodman public house (Hall & Woodhouse) located to the immediate south with Thomas's School adjacent and The L'Ecole De Battersea pre prep & Preparatory French - English School is situated to the east. Battersea Square is a short distance to the north and comprises a number of restaurants including Mazar's, Ludlow's and Suzette. The Royal Academy of Dance is also situated just off Battersea Square.

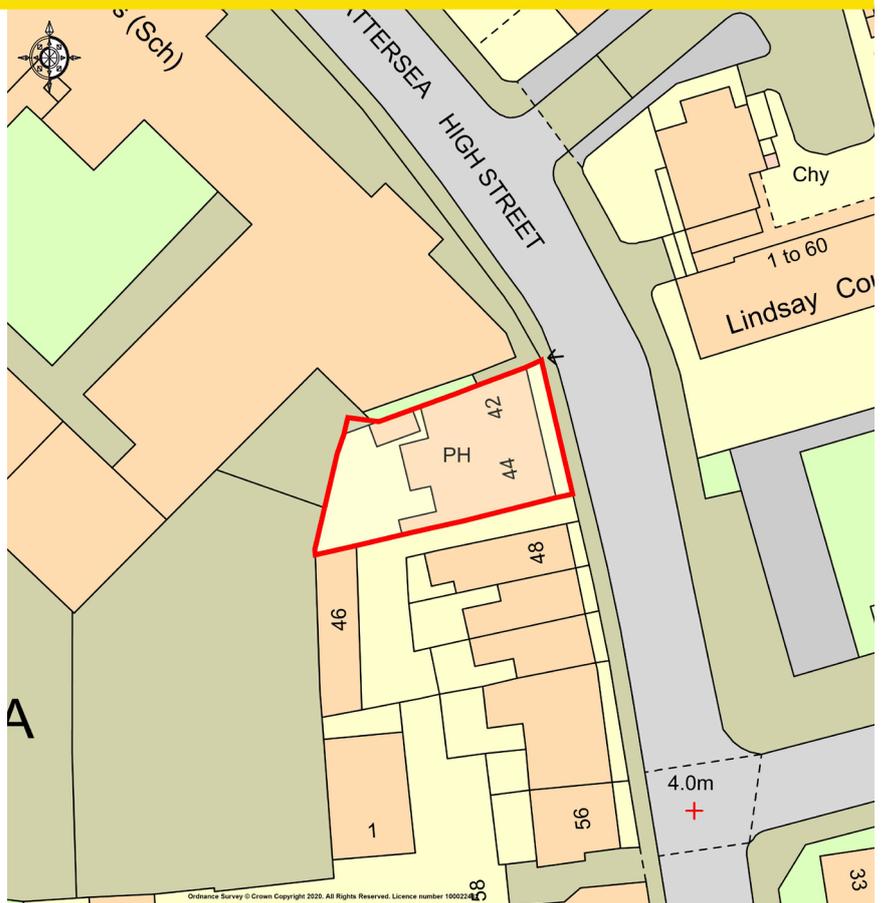
## Description

The property occupies the basement, ground and first floors of a detached brick built building with part exposed brick, part rendered elevations, beneath a pitched tiled roof.

The property provides a trading area to the ground floor for approximately 65 covers. To the rear is a small kitchen with a trade garden to the rear of the property. The upper floors provide three bedroom living accommodation with lounge, kitchen and bathroom. The basement provides a cellar and stores.

## Planning

We understand the property currently benefits from Class A4 use, Transitioned to Sui Generis following the amended Town and Country Planning regulations 2020. The property is not listed, however is situated in the Battersea Square Conservation Area.



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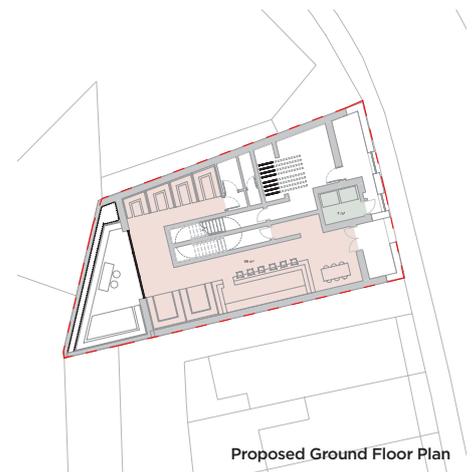
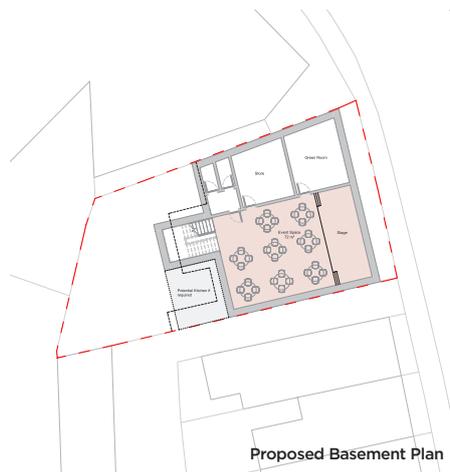
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## Development Potential

The property benefits from the potential to convert the first floor to residential along with additional stories and the creation of a ground and basement lockup public house subject to obtaining the necessary planning consent and vacant possession. Residential values remain strong in the area with capital values in the region of £900 psf.

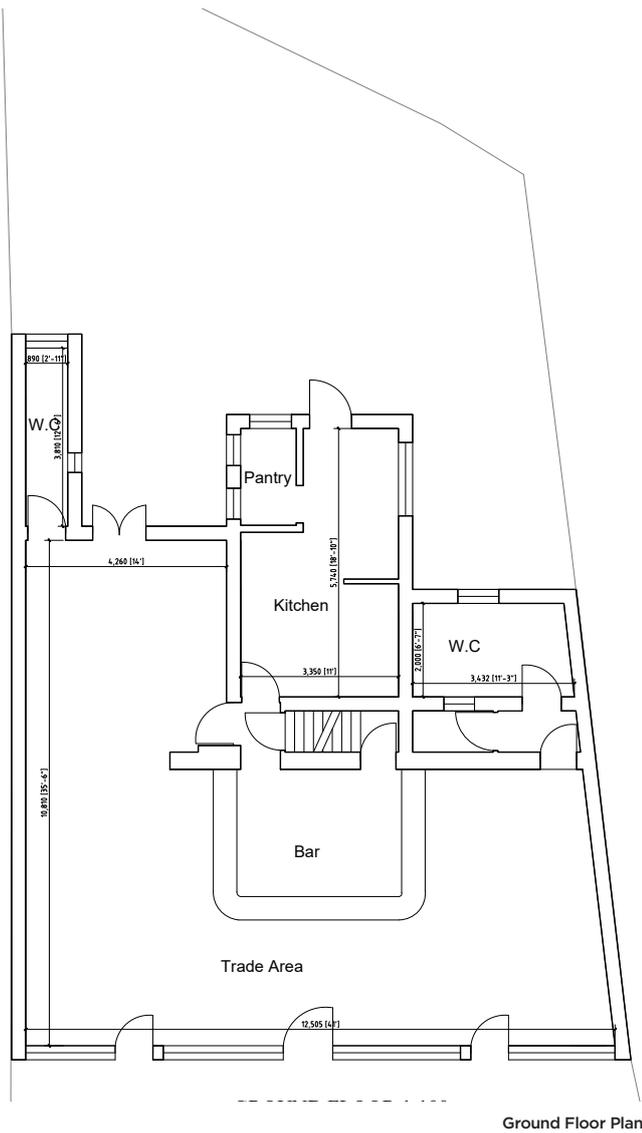


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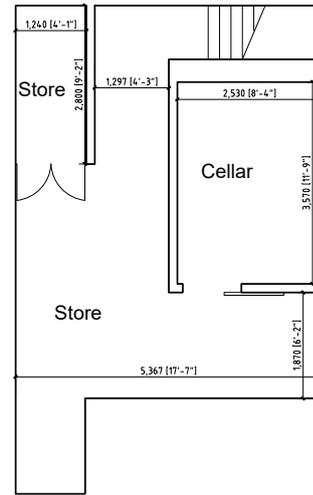
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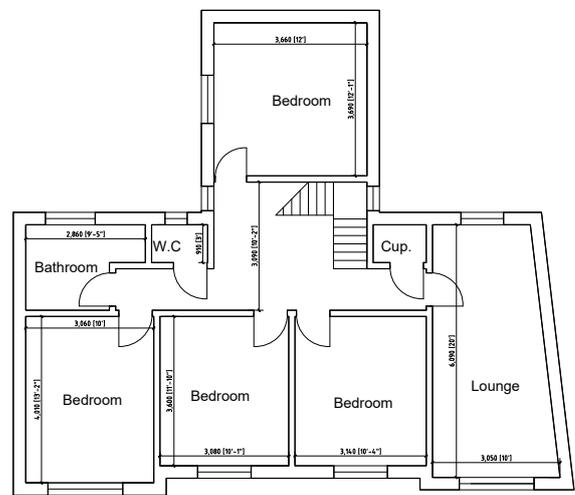




Ground Floor Plan



Basement Floor Plan



First Floor Plan

### Approximate Floor Areas

The property has the following approximate gross internal area:

DESCRIPTION	SQ FT	SQ M
Ground	1,458	136
First	990	92
Basement	419	39
<b>Total</b>	<b>2,867</b>	<b>267</b>

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## Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol as follows:

- Sunday to Thursday 10:00-00:00
- Friday to Saturday 10:00-01:30

## Rating

The subject property is entered in the 2017 Rating List with a Rateable Value of £13,750.

## EPC

C-(69).

## Tenure

The property is held freehold.

The entire property is let on a 30 year lease which expired on the 2 August 2020. The tenant has served a section 26 notice and our client has agreed a six month extension to the statutory period to expire on the 2nd February 2021. The current passing rent is £40,500 per annum.

## VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT.

## Terms

We are instructed to invite offers in the region of £950,000 for our clients freehold interest.

## Viewing

Potential buyers are encouraged to undertake a customer visit in the first instance. Under no circumstance should any direct approach be made to any of the occupational tenants' staff.

For further information and all formal viewing requests please contact the sole selling agents Savills.



## Contact

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