

# FOR SALE

## PRIME RIVERSIDE BAR



whozoo.

WANDSWORTH

 **Ab/c Vicentia Court, Battersea, London SW11 3GY**

Price **£700,000**



Property Type

**FLEXIBLE COMMERCIAL**



Size

**1,442 FT<sup>2</sup>**



Tenure

**VIRTUAL FREEHOLD**



Borough

**WANDSWORTH**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



No

### Local Train Stations



Imperial Wharf (0.5 miles)  
Clapham Junction (0.5 miles)  
Wandsworth Town (0.6 miles)

### Local Amenities



Battersea Park Road (0.7 miles)  
Battersea Power Station (2 miles)

### VAT Applicable



No

### Rateable Value

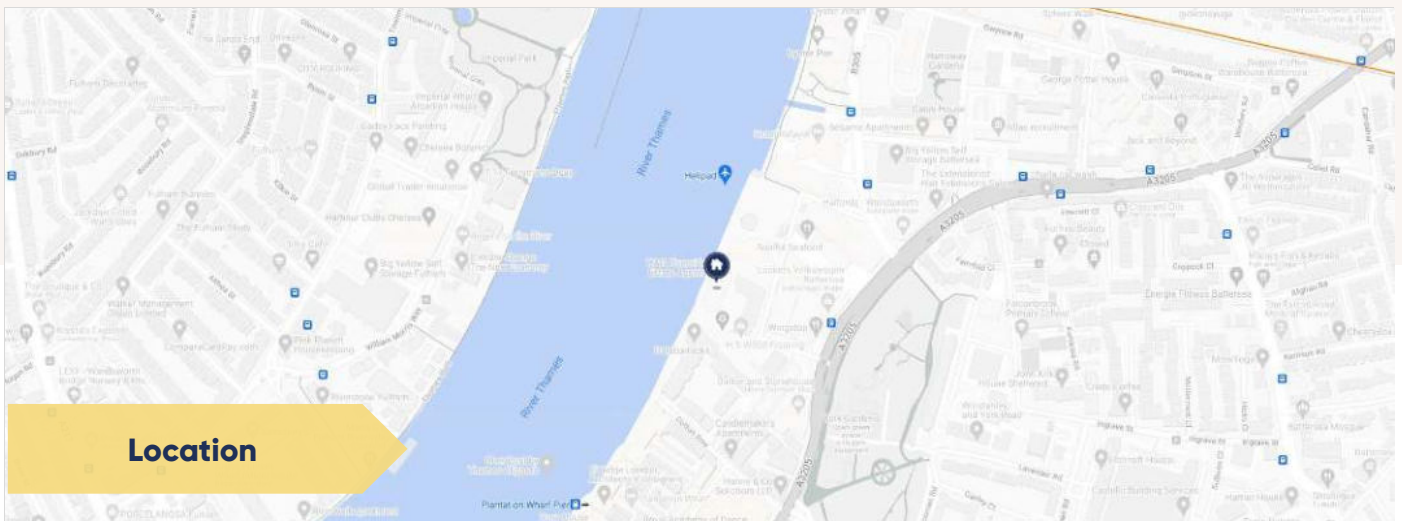


£34,500

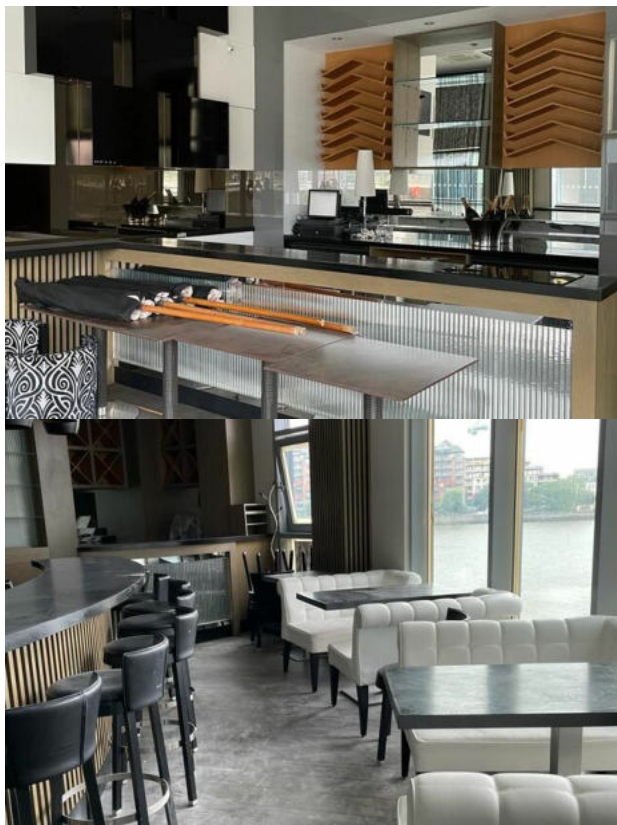
### EPC



C



### Location



### Additional Information

This riverside bar is located in a residential complex, in the heart of Battersea. Its prime location means it is highly accessible and only a ten-minute walk from Clapham Junction station.

The property is located in a modern building and comprises two floors, including an upper bar deck area with stunning views of the river Thames.

The property is currently vacant and has some residual furniture. Due to its excellent condition, the bar is ready to be occupied and used immediately from various occupiers including but not limited to:

- Bars
- Restaurants
- Café
- Take away
- Offices

All unconditional offers will be considered.

## ADDITIONAL IMAGES



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Commercial Property, Expertly Done



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