

ASPARAGUS

1-13 FALCON ROAD · BATTERSEA · LONDON · SW11 2PL

FREEHOLD

LARGE PROMINENT PUBLIC HOUSE
FOR SALE ON BEHALF OF JD
WETHERSPOON



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- **Freehold of ground and part first floor with remaining first and second floor sold off on long leases**
- **Busy main road location**
- **Prominent location fronting busy junction between A3205 and Falcon Road**
- **Short distance to Clapham Junction Station**
- **External trade patio to the side elevation**
- **Extensive well presented trading area**
- **GIA - 575.7 Sq M (6,196 sq ft)**
- **[Google Street View Link](#)**

LOCATION

Battersea is an affluent borough in South West London which is situated approximately 1.1 miles south of Chelsea, 2.3 miles east of Fulham and 1.6 miles north east of Wandsworth. The area is well connected by public transport with Clapham Junction Rail Station and Battersea Power Station Underground Station providing regular services into Central London.

DESCRIPTION & ACCOMMODATION

The Asparagus occupies a prominent position at the busy junction of Falcon Road and the A3205 with Clapham Junction Rail Station 0.4 miles to the south. The surrounding area is mixed residential and

commercial with nearby occupiers including Greggs, Sainsbury's and Papa Johns.

The Asparagus comprises the ground, basement and part first floor of an end of terrace building under a mansard roof. To the side elevation is an external trade patio for approximately 70 customers.

Ground Floor: Trading accommodation with bar servery to the rear and seating on a mix of loose tables, chairs and booths. Ancillary accommodation includes a disabled WC and trade kitchen.

Basement: Beer cellar, manager's office, staff room and stores.

First Floor: Ladies and gentlemen's WC's.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	334.3	3,598
Basement	Ancillary	143.1	1,540
First	Ancillary	98.3	1,058
Total		575.7	6,196

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold. Part of the first and all of the second floor are sold off on long leases at a peppercorn rent.

RATEABLE VALUE & EPC

2017 Rateable Value - £77,000

D-87.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Sunday to Thursday and 01:00 Friday and Saturday.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit: jdwdisposals.co.uk



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