

**Lot 9, 55 Battersea Bridge Road, Battersea, London,
SW11 3AX**

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Freehold Retail and Residential Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail and Residential Opportunity

- Comprises a retail unit let until August 2042 t/a The Battersea Deli (subject to option)
- Includes 3 separately accessed flats let on AST's
- Approximately 324.75 sq. m. (3,496 sq. ft.) over Ground, Basement, First and Second Floors
- Extremely busy junction within 100 metres of Battersea Bridge
- Highly Affluent South West London District
- 300 metres west of Battersea Park and 50 metres south of the Royal College of Art
- VAT free investment

Lot
9

Auction
26th March 2026

Rent
£117,400 per Annum Exclusive

Status
Available

Sector
High Street Retail, Residential

Auction Venue
Live Streamed Auction

Location

Miles 6 miles south west of Central London, 300 metres west of Battersea Park

Roads A3205, A3220, A205, A214

Rail Clapham Junction Railway Station (London Waterloo and Victoria)

Air London Heathrow Airport, London Gatwick Airport, London City Airport

Situation

The property is located in the affluent and fashionable London suburb of Battersea some 6 miles south west of Central London. The property is situated on the east side of the busy Battersea Bridge Road, close to its junction with Parkgate Road which provides direct access to Battersea Park and Battersea Power Station. The property benefits from being less than 50 metres south of the Royal College of Art, Battersea. The immediate vicinity consists of predominantly high density affluent residential housing, including the new Ransome's Wharf development, along with local retailers, restaurants and cafes.

Tenure

Freehold.

EPC

Retail - Band B, Residential - Band C.

Description

The property comprises a retail unit arranged on the ground floor and basement with separately accessed residential accommodation on the first, second and third floors.

Flat A comprises a 1 x three-bedroom duplex with a terrace, whilst Flat B comprises a 1 x bedroom flat and Flat C comprises a large studio flat.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	142.58	(1,535)	THE BATTERSEA DELI LTD with a personal guarantee (2)	20 years from 03/08/2022 (1)	£40,000	03/08/2027 and 5 yearly thereafter
First (Flat C)	Residential (studio flat)	33.86	(365)	AN INDIVIDUAL	1 year from 18/05/2025 on an AST	£21,600	-
First (Flat B)	Residential (1 x bedroom flat)	52.40	(564)	AN INDIVIDUAL	1 year from 15/11/2024 on an AST	£22,200	-
Second/Third (Flat A)	Residential (1 x 3 bedroom duplex)	95.91	(1,032)	AN INDIVIDUAL	1 year from 28/03/2023 on an AST	£33,600	-
Total		324.75 (2)	(3,496) (3)			£117,400	

N.B. The above floor areas have been provided by the vendor.

(1) A rent deposit of £20,000 is held by the Landlord. The lease provides for a tenant option to determine on 03/08/2032.

(2) A rent deposit of £20,000 is held by the Landlord.

(3) The floor areas stated above for the retail unit are for the net internal area and the residential flats refer to the gross internal area.

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Basement



Customer seating

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Flat A kitchen



Flat A living room



Flat A ensuite



Flat A roof terrace

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Flat B living room



Flat B kitchen



Flat B bathroom



Shared entrance to Flats A & B

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Flat C kitchen



Flat C 'bedroom'



Flat C shower room



Rear alley access to Flat C

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Contacts

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2024