

## Gazette Restaurant, 79 Sherwood Court, Chatfield Road Battersea, London SW11 3UY

lot 1

### Virtual Freehold Restaurant Investment

- Let to Saharanight Limited (t/a Gazette) on a 20 year lease until 2026 (no breaks)
- Part of Riverside Plaza complex close to River Thames
- Rent reviews in 2016 and 2021
- Benefits from car parking
- Six Week Completion

Rent  
**£41,500**  
per annum  
exclusive



### On the Instructions of Joint LPA Receivers

#### Location

Miles: 4 miles south-west of Central London  
Roads: A3, A3205  
Rail: Wandsworth Town, Clapham Junction  
Air: Heathrow/Gatwick

#### Situation

The property, which forms part of the Riverside Plaza complex, is situated in a prominent corner location on the northern side of Chatfield Road close to its junction with York Road (A3205) in a predominantly residential area.

#### Description

The property comprises a restaurant on ground, lower ground and upper ground floors providing approximately 160 covers and benefits from 5 car parking spaces in a secure underground car park.

#### Tenure

Virtual Freehold. Held for a term of 999 years from 24th June 1994 until 2993 at a rent of £2 p.a.

#### VAT

VAT is applicable to this lot.

#### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Restaurant/Ancillary	88.71 sq m (955 sq ft)	<b>SAHARANIGHT LIMITED (t/a Gazette) (1)</b>	20 years from 25/10/2006 until 24/10/2026 on a full repairing and insuring lease	£41,500	25/10/2011 and 5 yearly thereafter (2)
Lower Ground	Ancillary	121.23 sq m (1,305 sq ft)				
Upper Ground	Restaurant/Ancillary	90.11 sq m (970 sq ft)				
<b>Totals</b>		<b>300.05 sq m (3,230 sq ft)</b>			<b>£41,500</b>	

(1) Gazette is a French brasserie restaurant which also trades from branches in Balham and Putney.  
(Source: www.gazettebrasserie.co.uk 18/02/2014)

(2) The 2011 rent review is outstanding.

#### For further details please contact:

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