



NEXT PROPERTY
COMMERCIAL

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247-249, Lavender Hill, London, SW11 1JW

Fully fitted cocktail bar & late-night venue near Clapham Junction. Arranged over ground floor & basement, benefiting from strong footfall, affluent demographics, excellent transport links, and an established licensed trading position.

Rent: £80,000 per annum

Description

A rare opportunity to acquire a fully fitted and established cocktail bar and late-night venue situated within one of South West London's most vibrant and well-established leisure destinations. The venue offers striking themed interiors together with a fully operational turnkey setup, ideally suited to cocktail-led trading, premium hospitality concepts, private events, and late-night entertainment. The substantial trading accommodation is arranged over ground floor and basement levels, providing excellent operational flexibility for an incoming operator.

Surrounded by a strong mix of established bars, restaurants, cafés, and dense residential developments, the property occupies a prominent position within a highly active hospitality and leisure circuit, offering excellent visibility, consistent customer demand, and significant long-term trading potential.

The property is located within the affluent and highly sought-after Battersea / Clapham Junction area of South West London, approximately 500 metres from Clapham Junction Railway Station, one of London's busiest transport interchanges. The surrounding area benefits from excellent transport connectivity together with a wide range of national and independent operators nearby.

Planning: The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020. Interested parties are advised to make their own enquiries with the local planning authority regarding their intended use.

Rent: £80,000 per annum exclusive.

Lease: 20-year lease from 8 January 2025, with upward-only rent reviews every 5 years. The lease is understood to be contracted inside the security of tenure provisions of the Landlord & Tenant Act 1954.

Premium: Price on Application.

Size: Ground: 1,500 sq ft

Lower Ground : 2,630 sq ft

Total: 4,130 sq ft

License:

Sale of Alcohol:

Mon–Thu 10:00–00:00/Fri–Sat 10:00–02:00/Sun 10:00–23:30

Late Night Refreshment:

Fri–Sat 23:00–02:00

Opening Hours:

Mon–Thu 10:00–00:30/Fri–Sat 10:00–02:30/Sun 10:00–00:00

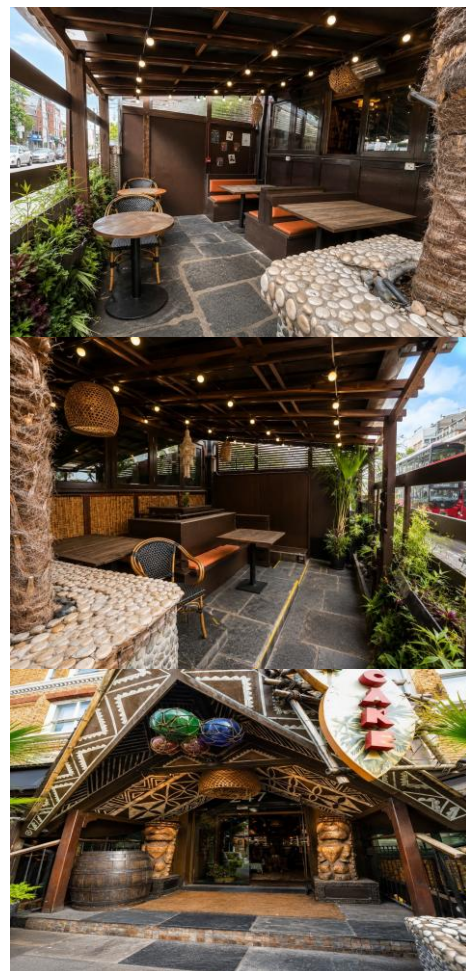
Legal Costs: Each party to be responsible for their own legal costs.

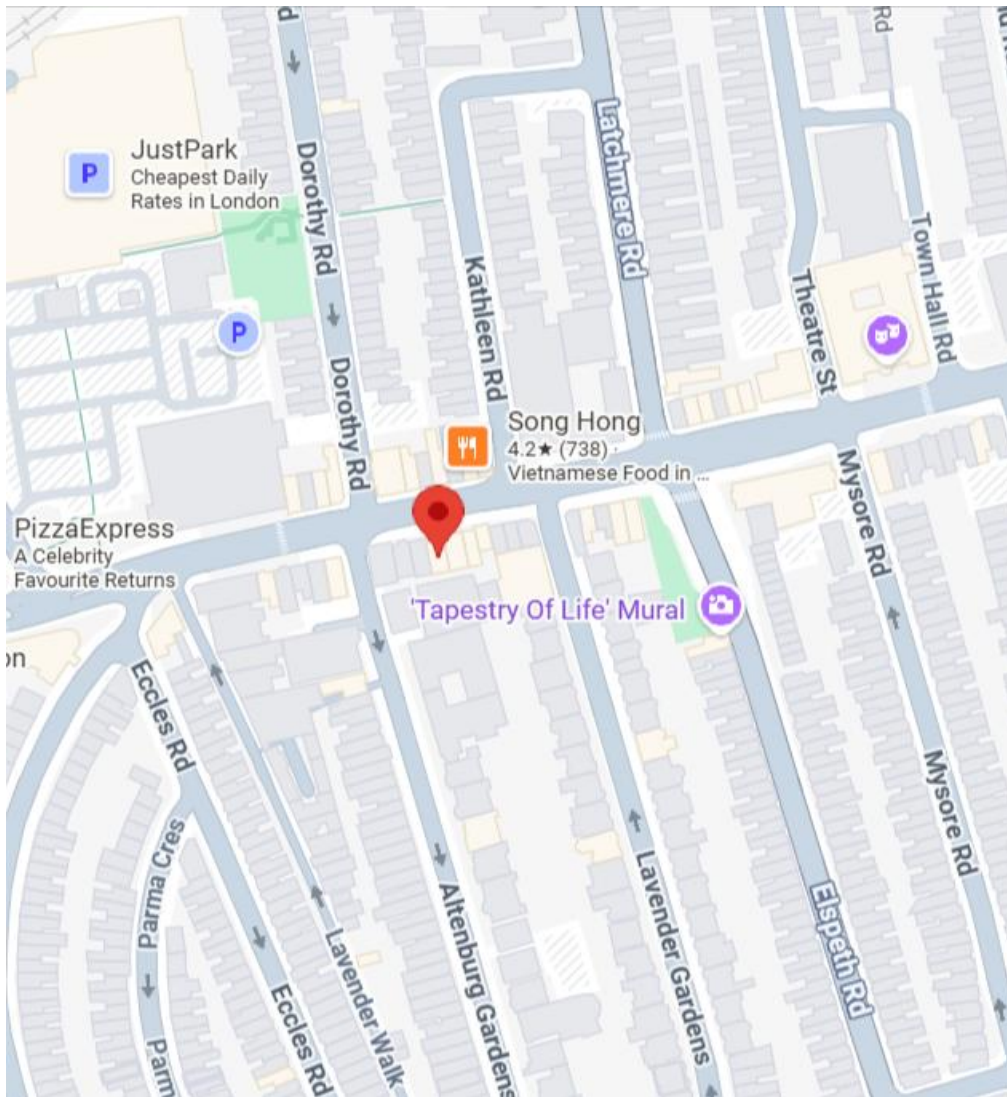
Viewing: By appointment through Sole Agents: Next Property Commercial 020 3745 7607

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