

RIVERHOMES 20

Oyster Pier  
Battersea SW11

£2,300,000  
Residential Moorings



## Oyster Pier Battersea SW11

This is an incredibly rare opportunity to purchase five residential moorings on a long-term leasehold (98 years) at Oyster Pier, Battersea. On offer are two x 40 metre moorings and three x 30 metre moorings. These are arranged within two leases. Lease 1: Berths 1-3 form 110 metres of residential mooring for a maximum of 3 vessels, subject to dimensions / limitations specified in the lease. Lease 2: Berths 5-6 form 60 metres of residential mooring for a maximum of 2 vessels, subject to dimensions / limitations specified in the lease.

Please note 4 moorings are currently occupied. Mooring 1 – receives £30,000 plus VAT per annum and Mooring 6 - £26,450 plus VAT per annum - The license can be terminated by either party on a rolling break notice of no less than 1 month. In addition to this, the sellers are using 2 of the Moorings

– 2 & 3 and could be required until June 2024 (subject to change). This is a unique opportunity - please contact us to discuss further.

Located between Battersea and Wandsworth bridges, Oyster Pier is close to the shops, restaurants and bars of Battersea Square and Wandsworth Town, with easy access to Fulham and Chelsea. Clapham Junction is just over a 1 mile away with direct National Rail trains into Victoria, Waterloo and Gatwick airport. There are also plentiful bus routes. The Thames Clipper docks at Plantation Wharf, a short walk away, which provides a fast commute into the City.

### KEY FEATURES

**Five residential moorings**

**Long terms leasehold – 98 years**

**Two x 40 metre moorings**

**Three x 30 metre moorings**

**Service charges:**

- Lease 1 & 2: £28,158.40 per annum approx.

**Berths 1 and 6 are rented out with a combined rental income of £56,450 + VAT per year.**

**The pier is conveniently located close to restaurants, shops and public transport**

**Local Authority: London Borough of Wandsworth**





