

# THE CAT'S BACK

**86-88 Point Pleasant, Wandsworth, London, SW18 1NN**

**TO LET UNDER TENANCY**

**Minimum capital requirement circa £25,000**

Tucked away among the high-rises of Wandsworth, this hidden gem has been beautifully reimagined by its current tenants. The front bar blends cosy comfort with bohemian charm, creating a warm and inviting atmosphere, while upstairs, the stylish “Lions Den” lounge provides the perfect setting for private functions and gatherings.

**Available now.**



## **NEXT STEPS**

Please initially visit the site as a customer, then register an interest via completion of our online form or contact our Estate Services team at [estateservices@harveys.org.uk](mailto:estateservices@harveys.org.uk)

## ABOUT

This welcoming local combines bohemian character with a warm, friendly atmosphere. Serving Harvey's ales, traditional Sunday roasts, themed food nights and weekend pizza specials, it also boasts a charming rear decked outside space.

The "Lions Den" provides a fantastic setting for private events, or simply an inviting extra space to relax and enjoy a game of pool.

## LOCATION

Nestled between Wandsworth and Putney in the ever-developing Riverside Quarter, The Cat's Back is moments from Wandsworth Park and the River Thames, with easy access to East Putney Underground and Wandsworth Town station.

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## ACCOMMODATION

### TRADE

Cosy main bar and first floor function room with pool table. Wet and Dry offering with a commercial kitchen and added benefit of an outside space to the rear.

### DOMESTIC

Domestic accommodation offers a self-contained tenant's flat with kitchen, sitting room, bathroom, office and two bedrooms.

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## REQUIREMENTS

We are looking for a motivated and innovative couple, or single person, with great people skills and a strong community interest, prepared to market and develop this site to its full potential.

A personal licence and recent BII PEAT Certificate are a requirement, along with a well-considered business plan.

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## TERMS

Five year tenancy agreement. Full tie for beers, wines, spirits and minerals. Asking rent of £35k per annum, payable weekly, with additional weekly service rent to cover regular servicing and maintenance costs.

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## TRADE

	Barrels		Gallons		
	Beer	Cider	Wine	Minerals	Spirits
2022	137	9	390	239	65
2023	112	8	353	229	48
2024	103	7	308	158	30
2025	95	8	274	140	34
2026 To Date	28	2	73	38	10