



13 North Street, London SW4 0HN

**TO
LET**

1435
Sq Ft

£40,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a rarely available Takeaway unit over ground floor and basement. With a large frontage and attractive period features both inside and out the main retail / service area leads back to a kitchen. Full extraction is already installed in the kitchen, with a cold room, WC, additional storage, and a secondary access to the rear.

The basement provides space for even further storage and can be accessed via a new staircase in the front area (see floor plan) or via a delivery hatch to the rear.

Works to the rear storage area and basement are ongoing, and can be further explained over the phone / in person.

Use Class

We understand the property currently has Sui Generis use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

Rent

£40,000 per annum exclusive

Tenure

Available by way of a new lease terms to be agreed.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC **VAT**
D NO

LTA 1954
Negotiable

Local Authority
Lambeth

Utilities

Single Phase Electricity,
Gas, A/C,
Built in Cold Room

Accommodation

Floor	Sq M	Sq FT
Ground:	73.70	793
Basement:	59.71	643
Total (GIA):	133.41	1435

Outside Space

Rear access into small courtyard

Floor Plan & 360 Tour Available

Business Rates

Rateable Value: £27,500
Rates Payable (24/25): £13,723 pa*

*Rates Payable may include small business rates, retail and leisure relief or transitional relief. Parties must make their own enquiries to ensure this is correct.

Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

1 Princes Close
Clapham Old Town
London
SW4 0LG

evanspearson.co.uk

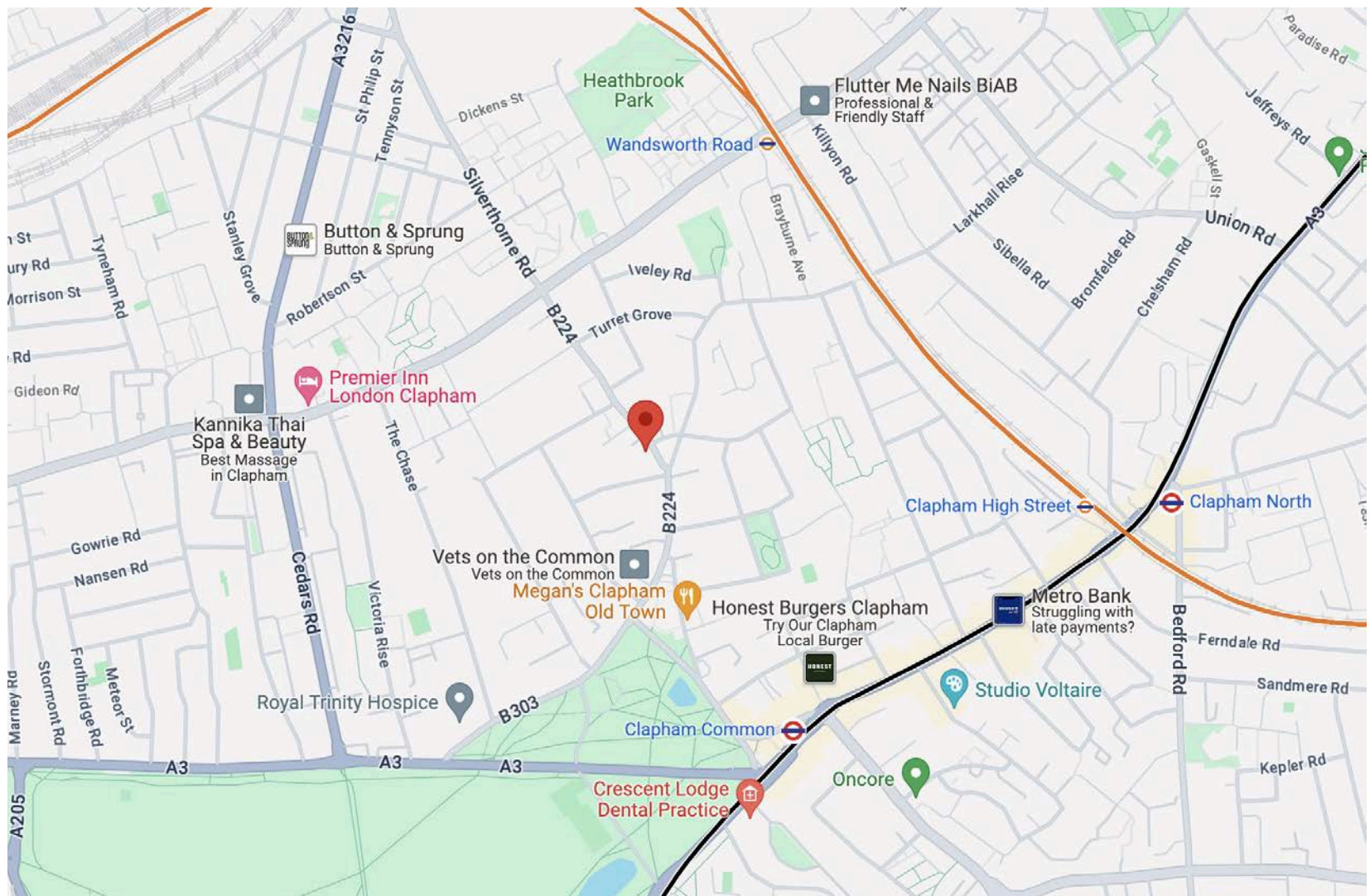
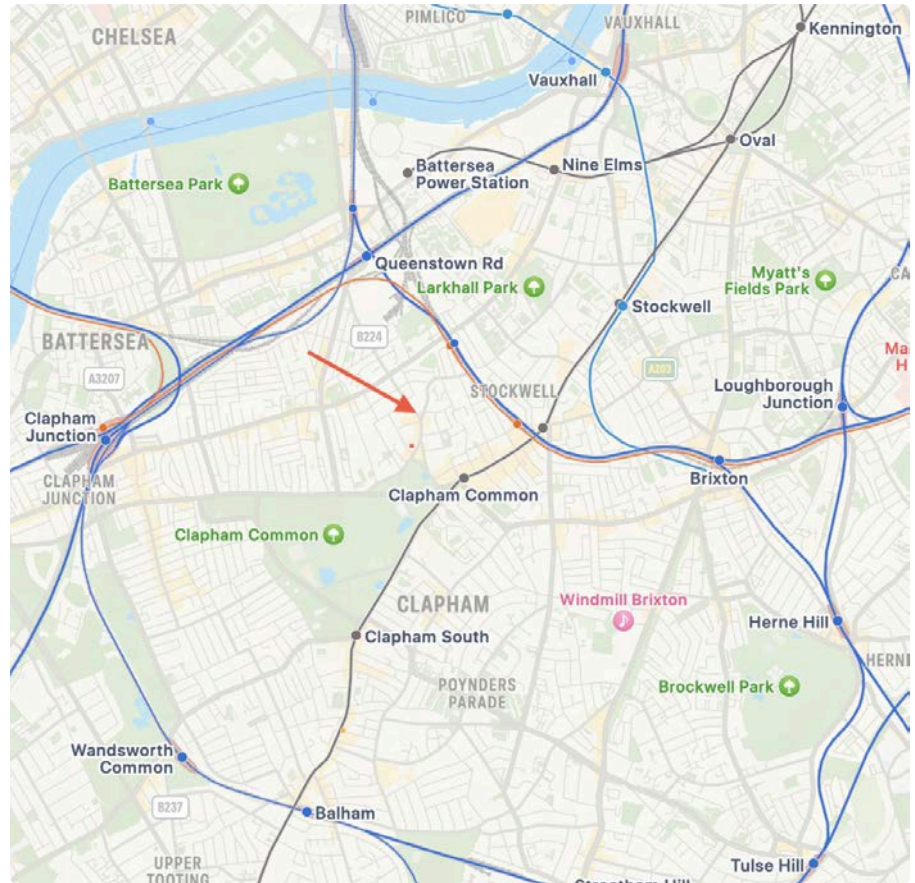
Location

The property is located on the West side of North Street, at the junction with Fitzwilliam Road, and Old Town in Clapham SW4.

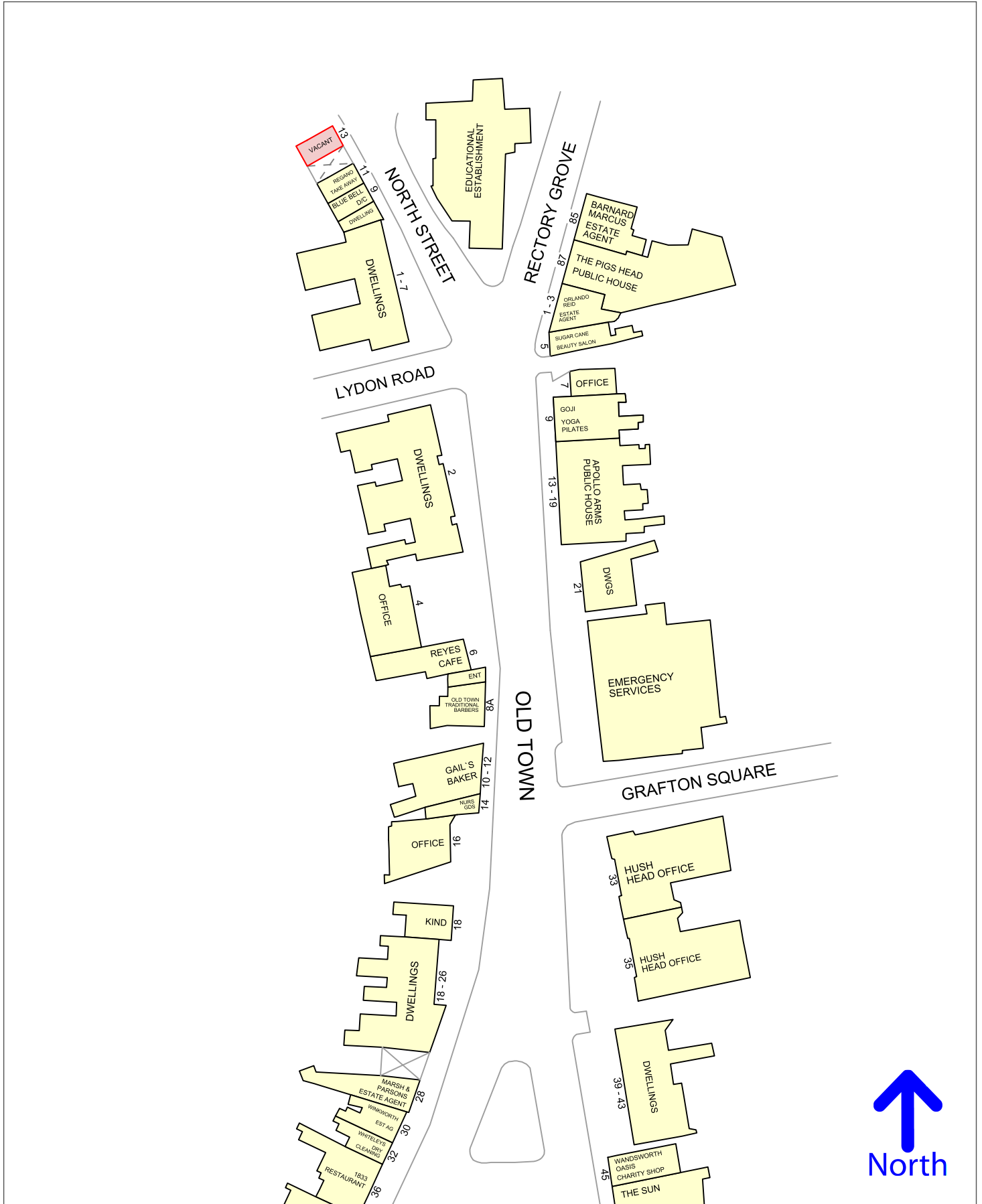
A popular and affluent London 'village', Clapham Old Town benefits from fellow Tenants such as Gail's Bakery, The Apollo Arms, The Pigs Head, Virgin Gym, Trinity Restaurant, and many other successful local businesses.

Wandsworth Road Station (Overground Line), and Clapham Common Station (Northern Line) are both within 8 minutes walk from the property.

There are regular bus routes in and out of Clapham Old Town.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.



50 metres

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Experian Goad Plan Created: 02/05/2024
Created By: Evans Pearson 2017 LLP

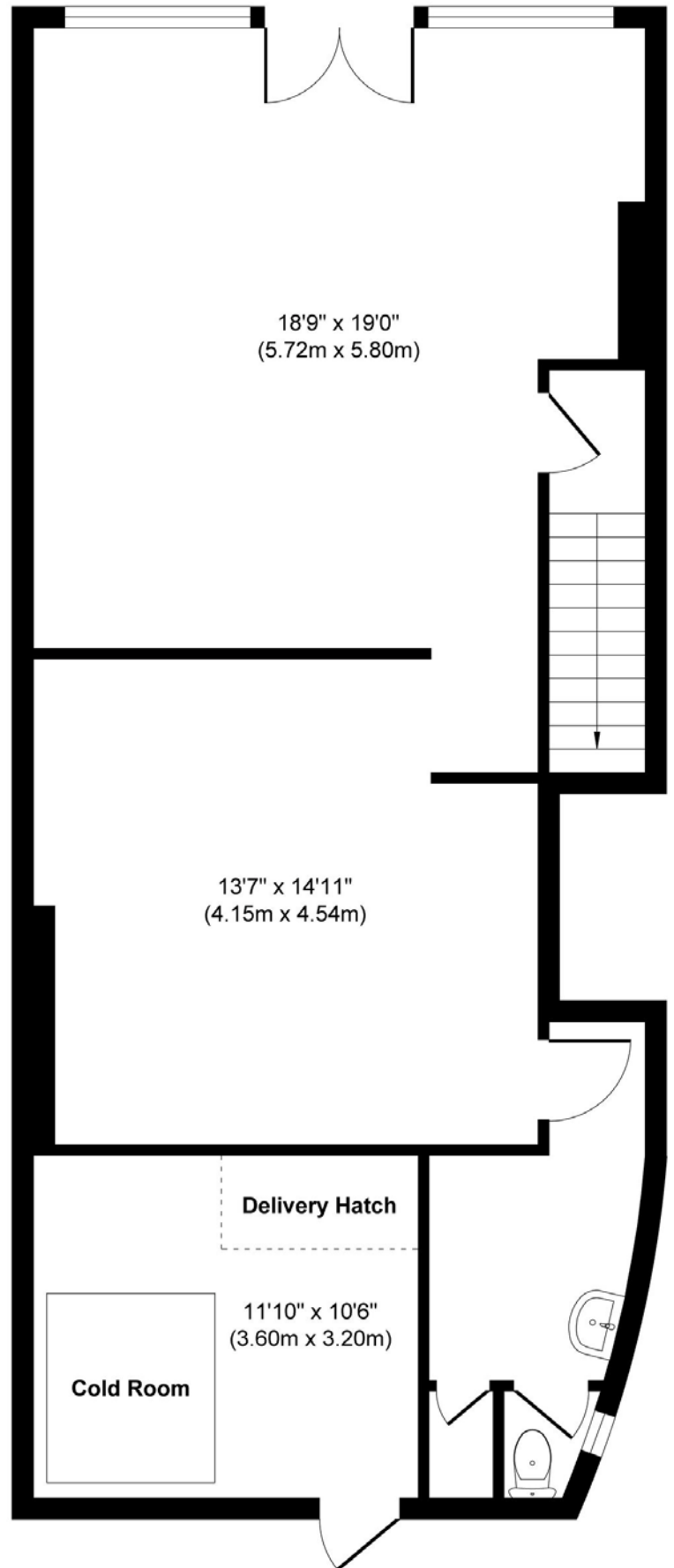
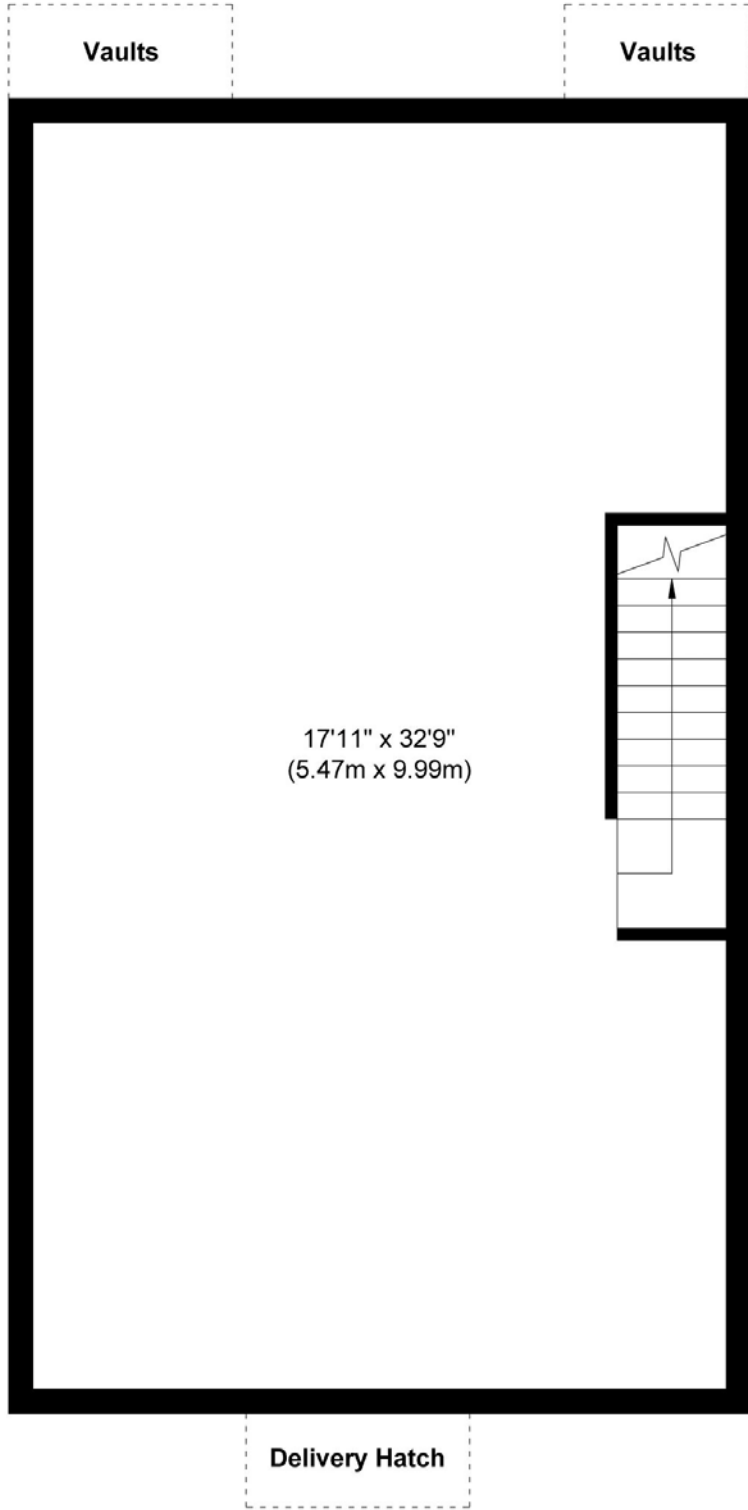
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Basement
Approximate Floor Area
642 sq. ft
(59.71 sq. m)

Ground Floor
Approximate Floor Area
793 sq. ft
(73.70 sq. m)

Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 1435 sq. ft / 133.41 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property