



86-90 Clapham High Street, London SW4 7UL

**TO
LET**

2471
Sq Ft

£95,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

A rarely available double-fronted, ground floor unit available on Clapham High Street.

Available on a new FRI lease, all uses will be considered, although the Landlords preference would be to steer away from late night licences or those requiring change of use in planning.

The ground floor of the property comprises the main open plan retail area, 2 x WC's, a kitchen area, and a rear enclosed courtyard.

The full height and dry basement provides storage and a shower.

The property benefits from security shutters, 3 phase electricity, gas, and a suitable location for AC units and extraction should they be required for your business.

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£95,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

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

EPC

D

VAT

TBC

Local Authority

LB Lambeth

LTA 1954

Negotiable

Accommodation

	Sq M	Sq FT
Ground:	190.81	2054
Basement:	38.71	417
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	229.52	2471

360 Tour and Floor Plan Available

Rates / Service Charge

Rateable Value: £71,000
Rates Payable (24/25): £36,352 pa*

Utilities

3 Phase, Gas

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

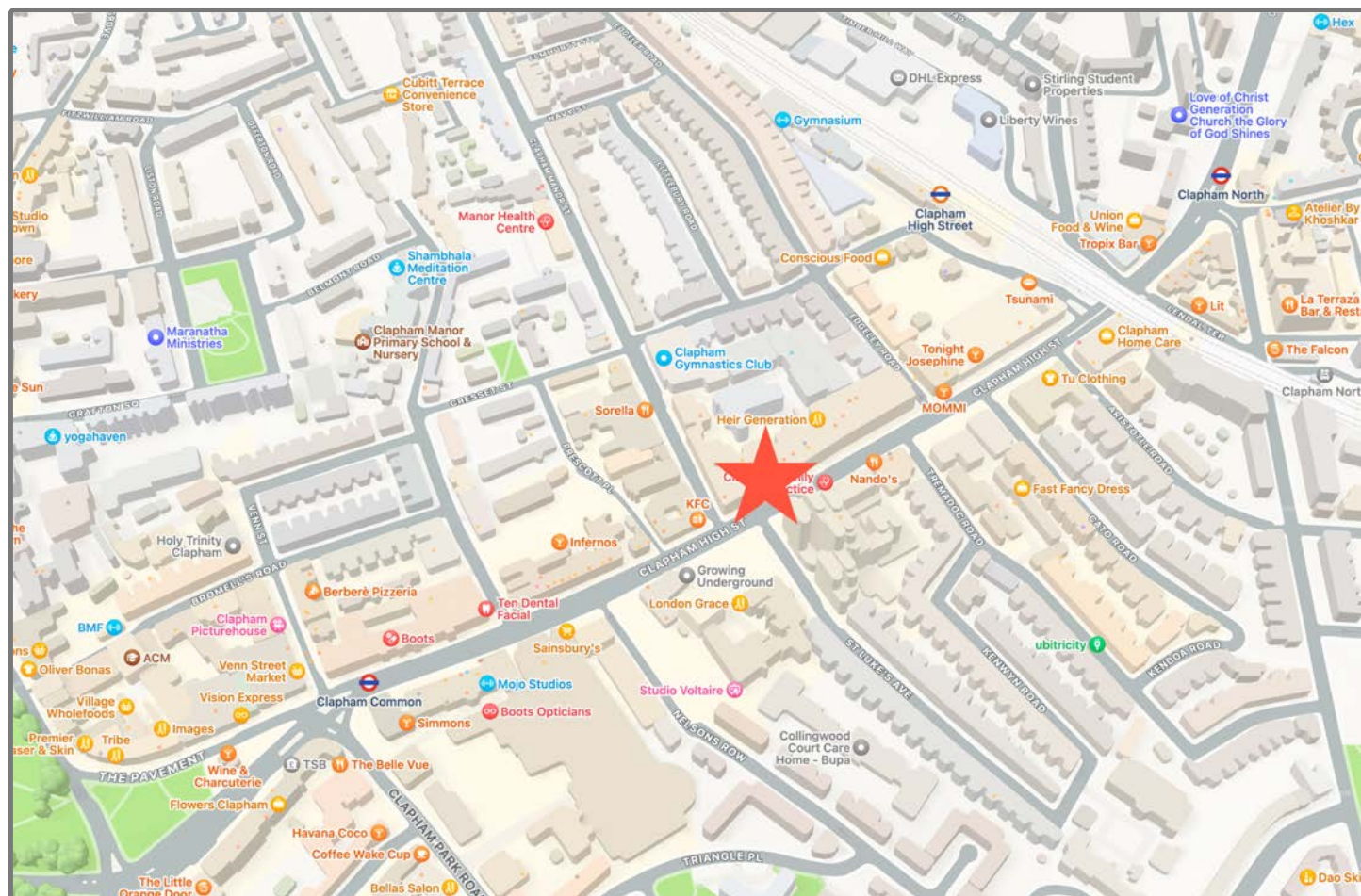
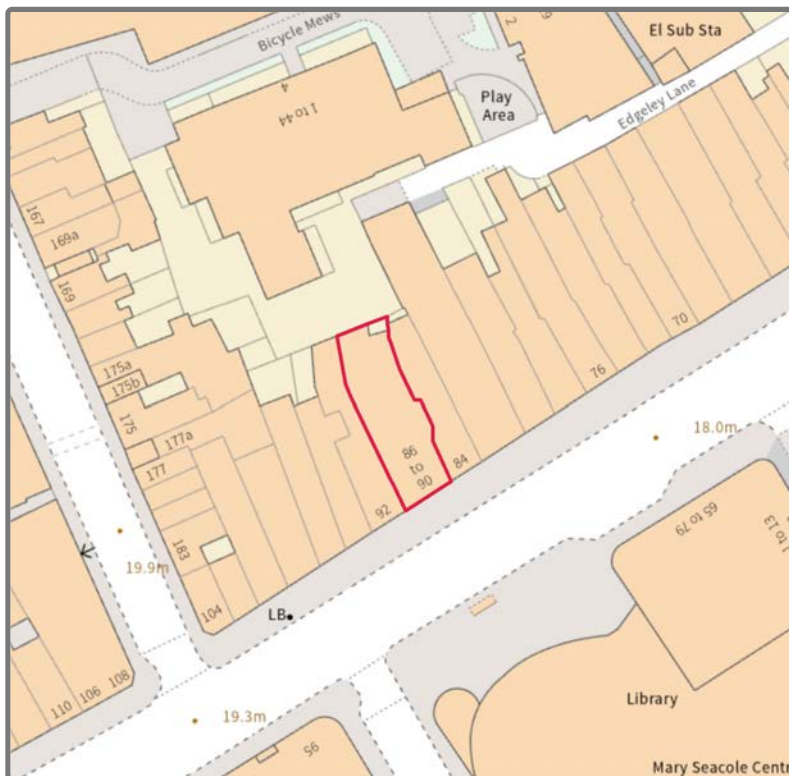
Location

Located on the bustling Clapham High Street, the property enjoys fantastic visibility and high footfall, making it an ideal choice for businesses looking to maximise exposure and attract a diverse range of customers. The area is renowned for its lively ambiance, with a mix of trendy cafes, stylish boutiques, bustling markets, and a vibrant nightlife scene.

In terms of transportation, the property benefits from excellent connectivity. Clapham Common and Clapham North underground stations are just a short walk (5mins) away, providing easy access to the rest of London via the Northern Line. Additionally, Clapham High Street rail station offers direct services to London Victoria, making commuting to and from the area a breeze.

The location also boasts excellent road links, with the A3 and A24 nearby, providing convenient access to central London and the wider motorway network.

Beyond its vibrant commercial scene, Clapham offers a wealth of recreational options. The area is home to the picturesque Clapham Common, a sprawling green space where locals and visitors can relax, exercise, or socialise.



Evans Pearson

Chartered Surveyors

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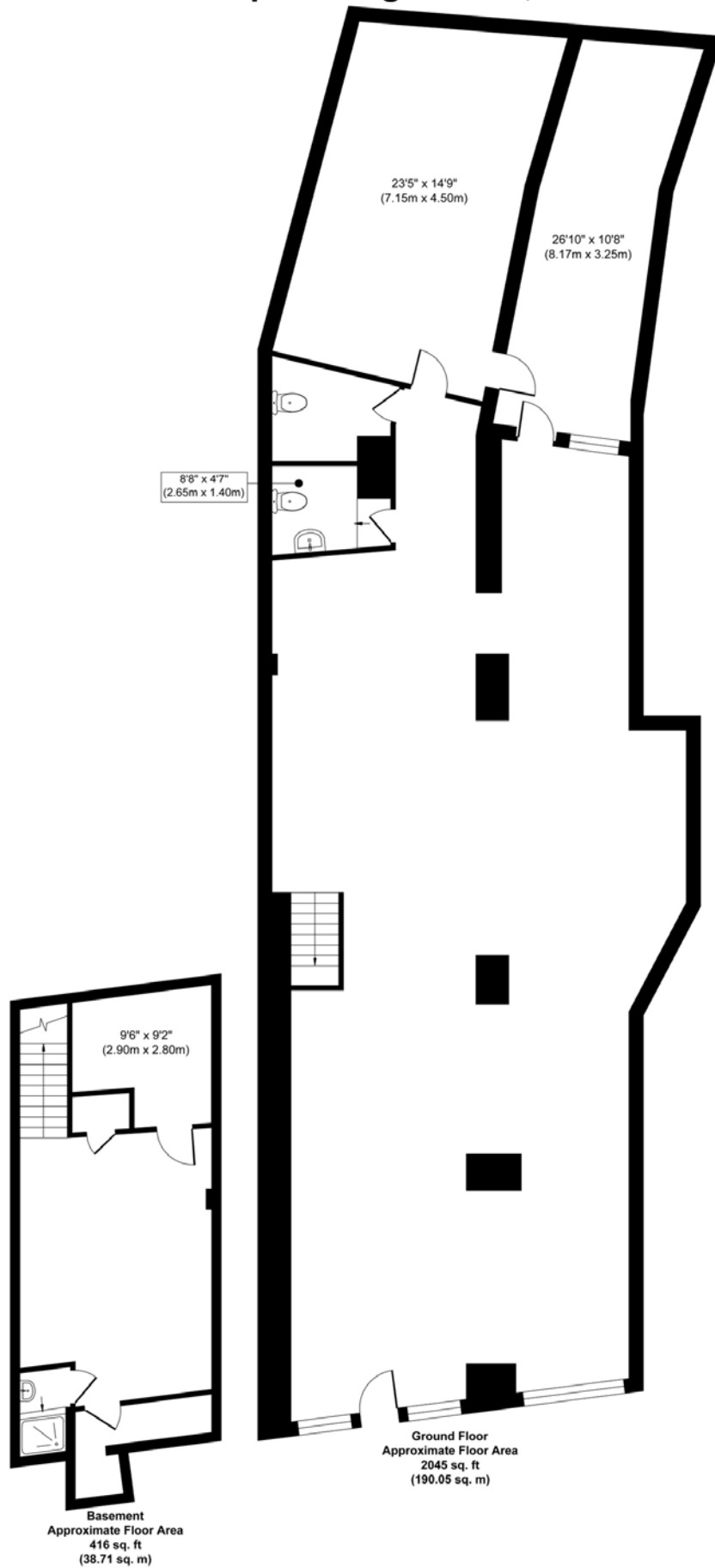
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own 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.



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Approx. Gross Internal Floor Area 2461 sq. ft / 228.76 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