

82-84 Clapham Park Road, London SW4 7BX

TO
LET

1884
Sq Ft

£45,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor restaurant unit, previously trading as SW4 Lounge. The front of the unit has an open plan bar area, seating, and main kitchen. WC's, storage, a secondary kitchen, cold room, wash area and managers office are all located to the rear of the property.

The property has full extraction, gas, AC, and single phase electricity.

The current premises licence allows alcohol to be served 1700-2300 Mon-Fri and 1200-2300 Sat-Sun.

Use Class

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

Rent

£45,000 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:

Next Rent Review: Negotiable

Break Clause: Negotiable

EPC VAT

E No

LTA 1954

Negotiable

Uses Considered:

ALL USES CONSIDERED

Accommodation

	Sq M	Sq FT
Ground:	175.03	1884
Basement:	0.00	0
Total (GIA):	175.03	1884

360 Tour and Floor Plan Available

Business Rates

Rateable Value:	£45,500
Rates Payable (23/24):	£22,705 pa*
With Small Bus Relief:	£22,705 pa*
With 75% Retail Relief:	£5,676 pa*

*Parties must make their own enquiries to ensure business rates payable are correct and whether they are eligible for Small Business or Retail Relief.

Local Authority

LB Lambeth

Utilities

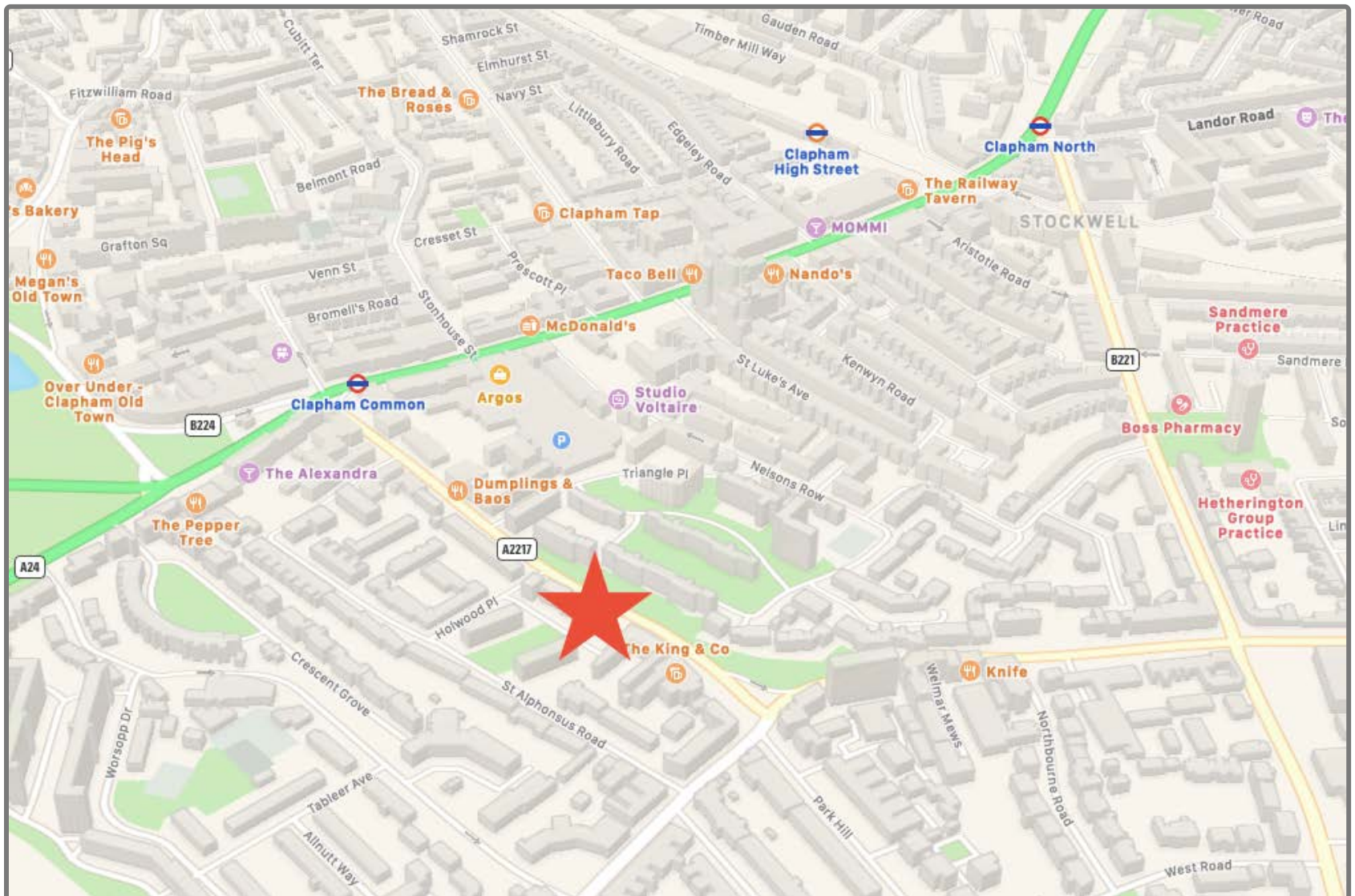
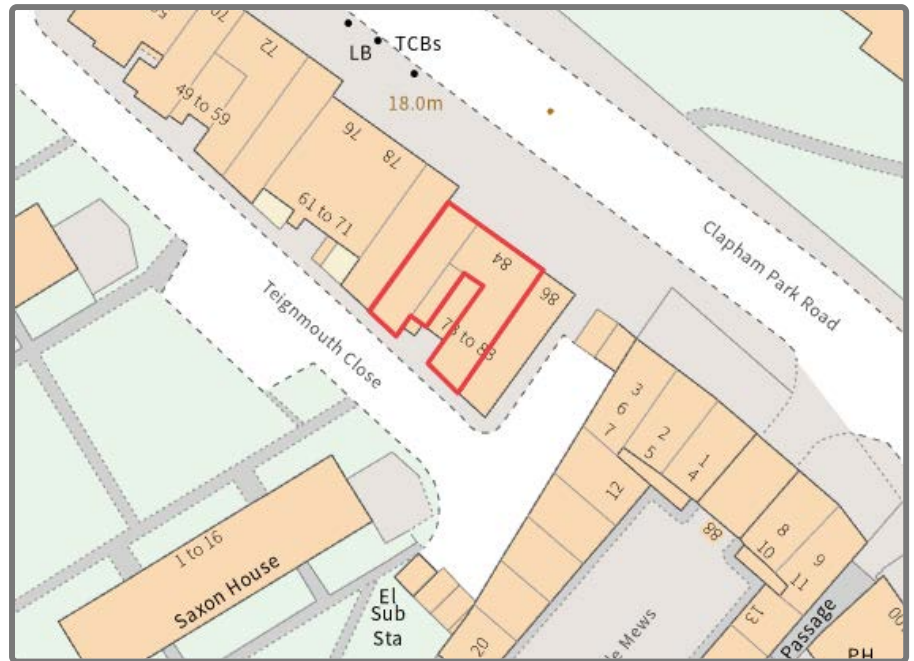
Single Phase. Gas.
Extraction. AC.

Location

The property is located on the South West side of Clapham Park Road, close to the Junction with Holwood Place.

Clapham Common underground station is a 0.2mile, 3 minute walk away connecting you to the Northern Line. A similar distance away you will find Clapham High Street and the amenities it provides and also the Abbeville Village area 5 mins to the South West.

Brixton Town Centre is less than a mile to the East - an 18min walk or short bus journey provides further amenities and transport links.



Evans Pearson

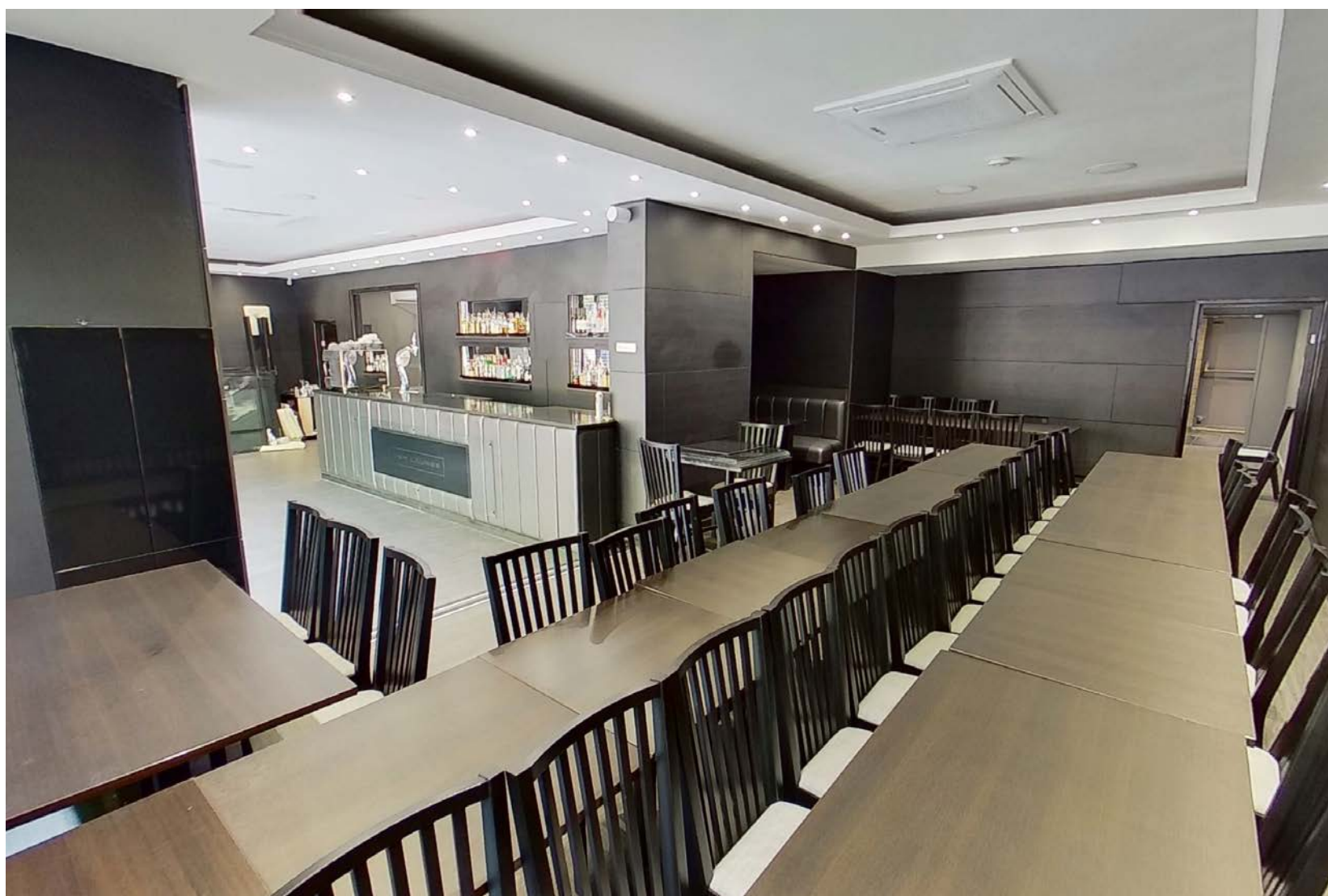
Chartered Surveyors

Contact:

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

1 Princes Close
Clapham Old Town
London
SW4 0LG

evanspearson.co.uk



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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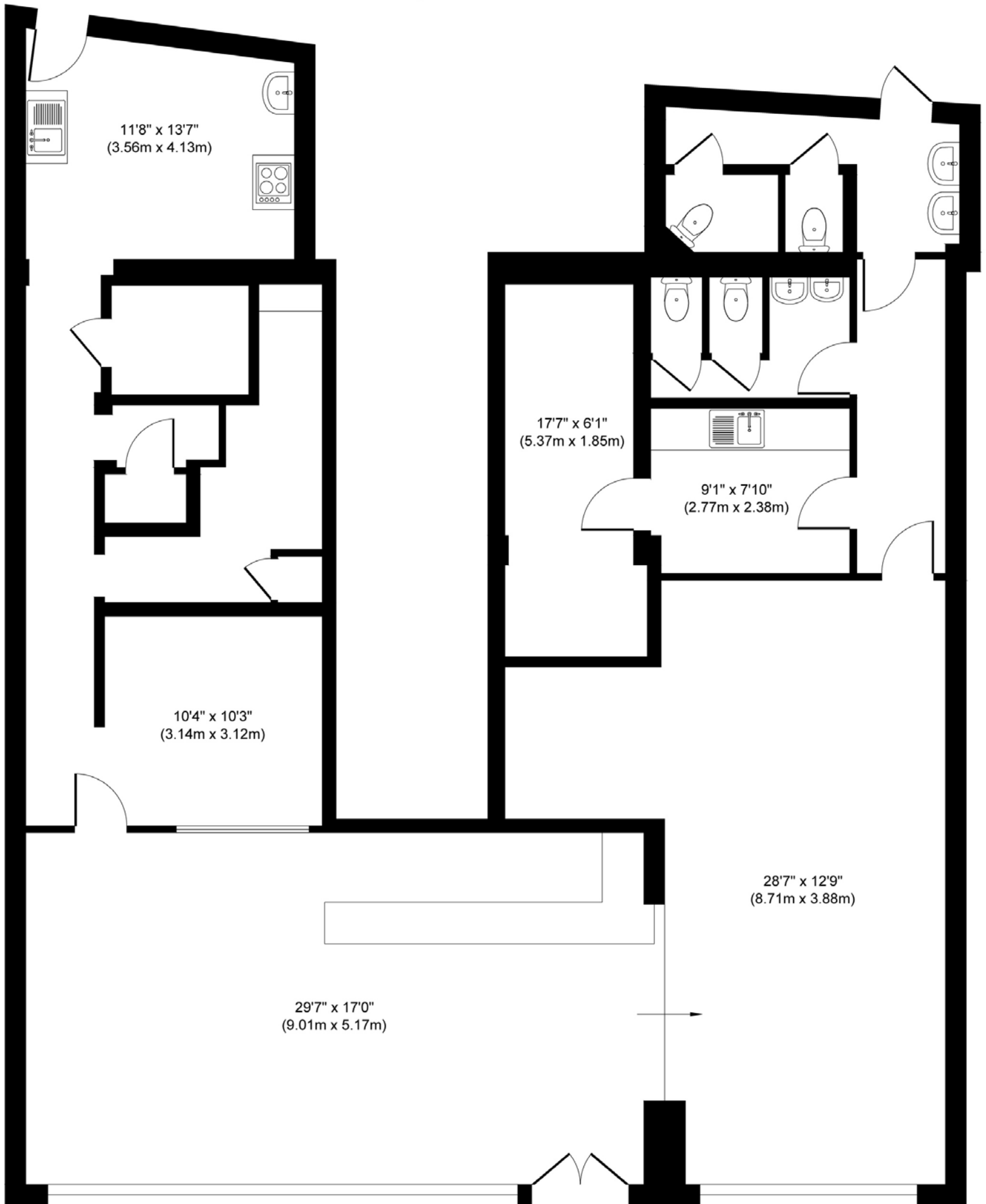
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Chartered Surveyors

Floor Plan
Approximate Floor Area
1884 sq. ft
(175.03 sq. m)

Approx. Gross Internal Floor Area 1884 sq. ft / 175.03 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