



7 Clapham High Street, London SW4 7TS

TO
LET

1046
Sq Ft

£32,500
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor commercial unit with a small rear courtyard.

In need of a light refurbishment the property has most recently been occupied by Greenlight Charity Shop and Therapy.

The property is 1,046 Sq Ft and has roller shutters to the front.

All uses are considered although the Landlord would prefer those that do not require full extraction cooking on site or a premises licence.

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

£32,500 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: Immediately

Lease End Date: Negotiable

Next Rent Review: Negotiable

Break Clause: Negotiable

EPC VAT

TBC No

LTA 1954

Negotiable

Uses Considered:

ALL USES CONSIDERED

Accommodation

	Sq M	Sq FT
Ground:	97.20	1046
Basement:	0.00	0
Total (GIA):	97.20	1046

360 Tour and Floor Plan Available

Business Rates

Rateable Value:	£20,500
Rates Payable (23/24):	£10,230 pa*
With Small Business Relief:	£10,230 pa*
With 75% Retail Relief:	£2,557 pa*

Local Authority

LB Lambeth

Utilities

Single Phase. Gas.

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

Evans Pearson

Chartered Surveyors

Contact:

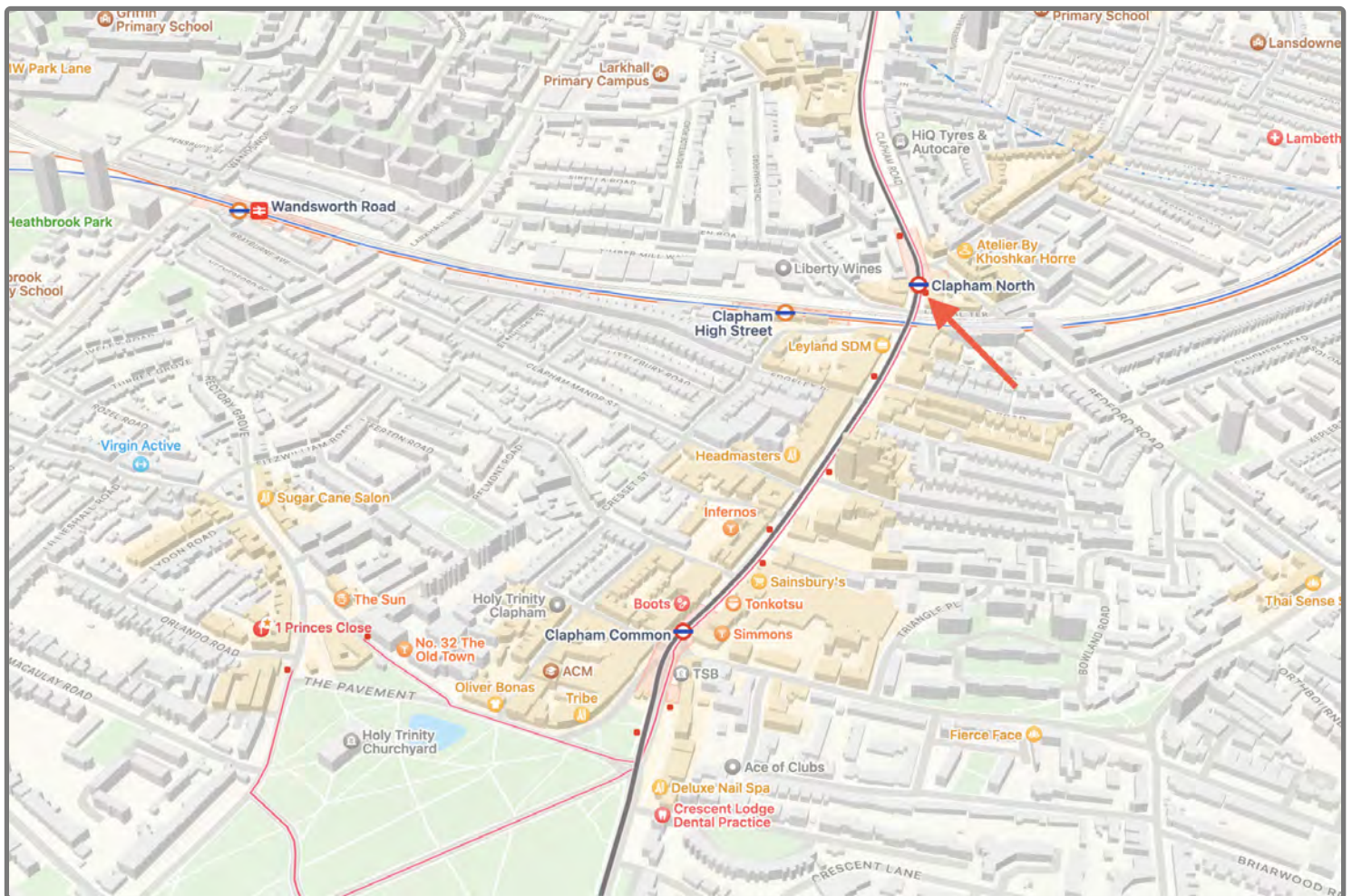
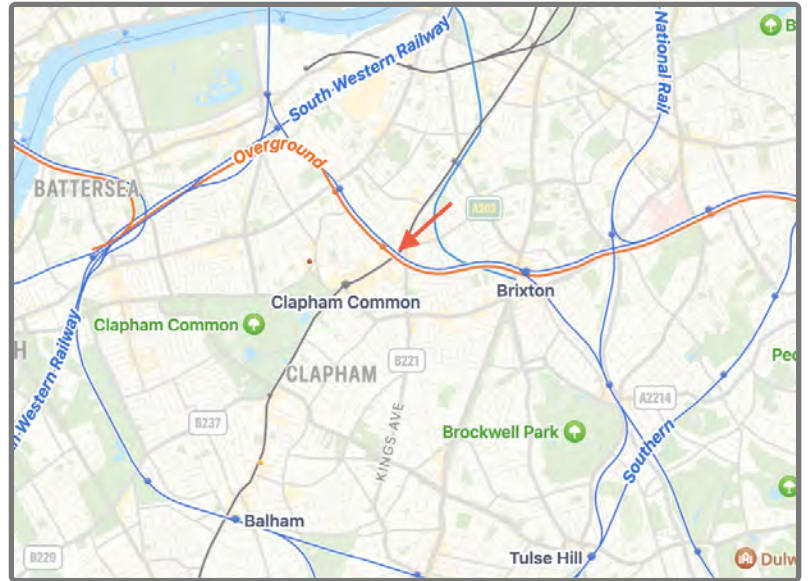
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Location

The property is situated on the South side of Clapham High Street, neighbouring Clapham North Underground Station and a mixture of strong local and national covenants.

Clapham North provides connections into and out of central London via the Northern Line, whilst Clapham High Street Station (4 mins walk) is on the Overground (Windrush) Line.



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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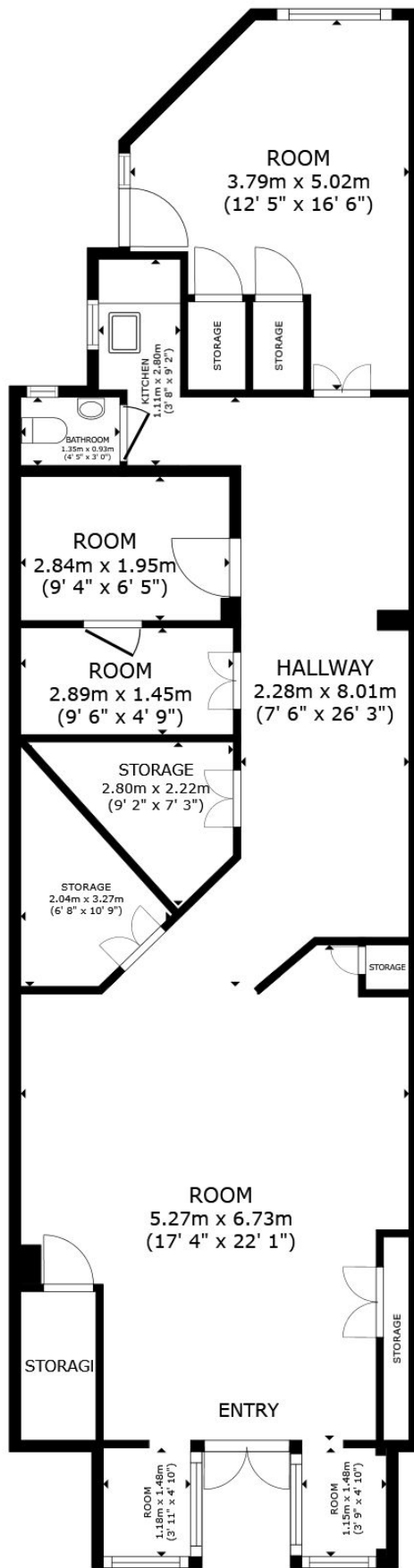
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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 97.2 sq.m. (1,046 sq.ft.)
 TOTAL : 97.2 sq.m. (1,046 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.