



Gym at 1 St Alphonsus Road, London, SW4 7AS

TO
LET

3821
Sq Ft

£100,000
Per annum excl.

Uses Considered:
E(d) Gym Use Only

Description

The property comprises a ground floor gym unit within a brand new development due for completion in Q4 2024.

Available on a pre-let, the unit will comprise mostly one single open plan room of 14.6m x 20.6m offering a ceiling height of 3.5m, dedicated refuse, bike storage and fire exit.

Please see floor plan for detail of proposed demise.

We understand the property currently has E(d) Gym use.

Rent

£100,000 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: Q4 2024
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC VAT
TBC TBC

LTA 1954
Negotiable

Local Authority
LB Lambeth

Utilities
TBC

Accommodation

| | Sq M | Sq FT |
|---------------------|---------------|-------------|
| Ground: | 355.00 | 3821 |
| Basement: | 0.00 | 0 |
| Total (GIA): | 355.00 | 3821 |

Business Rates

Rateable Value: TBC
Rates Payable (23/24): TBC pa

With Small Bus Relief: TBC pa*
With 75% Retail Relief: TBC pa*
With both Reliefs: TBC 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.

Evans Pearson

Chartered Surveyors

Contact:

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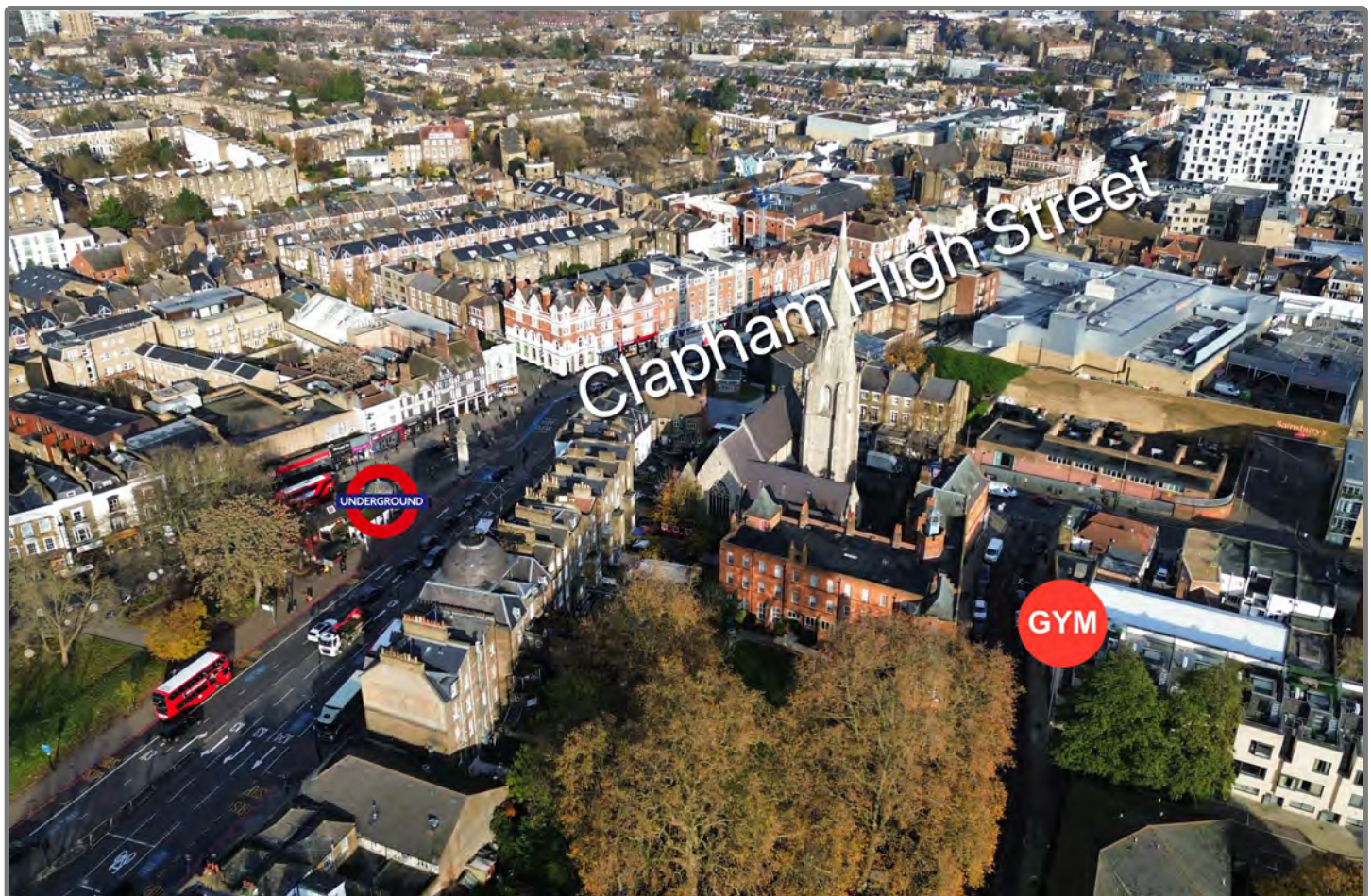
evanspearson.co.uk

Location

The property is located on St Alphonsus road which runs parallel to Clapham Common South Side in Clapham Common, SW4.

A stones throw away from Clapham Common Underground Station, the 250m walk takes approximately 2 minutes and connects you to the Northern Line.

The Overground Line can be accessed via Clapham High Street Station which is a short walk down Clapham High Street.



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.



- EATING AND DRINKING**
- 1. APOLLO ARMS
 - 2. GAILS BAKERY
 - 3. STARBUCKS
 - 4. BREW AND BARREL
 - 5. PRINCE OF WALES
 - 6. TRINITY RESTAURANT
 - 7. ROSE AND CROWN
 - 8. THE SUN
 - 9. MEGAN'S
 - 10. NO.32
 - 11. OVER UNDER CAFE
 - 12. LINA STORES
 - 13. MINNOW
 - 14. DROP ON THE COMMON
 - 15. WILLOWS
 - 16. COMMON
 - 17. PRET A MANGER
 - 18. JOE PUBLIC
 - 19. WINE AND CHARCUTERIE
 - 20. PEPPER TREE
 - 21. BOBO & WILD
 - 22. LITTLE ORANGE DOOR
 - 23. BRICKWOOD CAFE
 - 24. THE ALEXANDRA
 - 25. THE BELLE VUE
 - 26. HONEST BURGER
 - 27. SHAKE SHACK
 - 28. FIVE GUYS
 - 29. INFERNOS NIGHTCLUB
 - 30. MCDONALDS

- SHOPS**
- 31. SAINSBURYS LOCAL
 - 32. MOENS BUTCHERS
 - 33. OLIVER BONAS
 - 34. TRUDES GROCERS
 - 35. VILLAGE WHOLEFOODS
 - 36. WAITROSE
 - 37. ICELAND
 - 38. BOOTS
 - 39. CARPETRIGHT
 - 40. POST OFFICE
 - 41. WHSMITHS
 - 42. SAINSBURYS
 - 43. EVANS CYCLES

- LEISURE**
- 44. VIRGIN ACTIVE
 - 45. YOGA HAVEN
 - 46. AVALON PILATES
 - 47. OMNIBUS THEATRE
 - 48. CLAPHAM COMMON
 - 49. PICTUREHOUSE CINEMA
 - 50. CLAPHAM LEISURE CENTRE
 - 51. PUREGYM

ST ALPHONS

MAIN RESIDENTIAL ENTRANCE

REFUSE & RECYCLING



1 long stay bike space

PARCEL DELIVERY GL + 22.37

RETAINED FRONT FACADE

GL + 22.55

GL + 22.57

+ 22.57

FIRE EXIT

M W/C 3.9sqm

F W/C 4.5sqm

LOBBY 8.1sqm

Disabled W/C with baby changing facility 4.4sqm

COMMUNITY CENTRE 157sqm

+ FFL 22.60

ENTRANCE HALL

- 300L residential waste bin
- 200L residential waste bin
- 300L residential waste bin
- 300L residential waste bin
- 300L residential waste bin
- 300L residential waste bin

LIFT MINIMUM INTERNAL LIFT SHAFT 1700 x 1700mm

+ FFL 22.40

Double-stack cycle spaces

RESI BIKE SPACES

Sheffield stands

+ FFL 22.40

GYM STORE 4.8sqm

GL + 22.15

RESIDENTIAL EXIT

+ FFL 22.15

OPEN PASSAGEWAY

GYM CYCLE ENTRY

5.4m Sheffield stands

GYM 355sqm

20.6m

FFL + 22.40

1 long stay bike space

GYM REFUSE 8.2sqm + FFL 22.40

GYM ENTRY

1500mm x 1500mm Landing

8 new crabapple trees

5 new crabapple trees

+ 22.35

22.35

OAKLANDS PLACE

