



GF & LGF 2 Cavendish Parade, London, SW4 9DW

**TO
LET**

1538
Sq Ft

£45,000
Per annum excl.

Uses Considered:
Most Uses Considered

Description

The property has recently been refurbished to a high standard as a desert shop. Although internal walls can be reconfigured, the current layout provides a retail area to the front, kitchen and storage to the rear with Cold Room, 2 x WC's and staff kitchenette. The full height basement provides extra retail / seating area. See floor plan and virtual tour for full details.

A large front terrace area can be taken advantage of, as many of the neighbours already have, for a covered seating area facing Clapham Common.

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: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC VAT

D TBC

LTA 1954

Negotiable

ASAP

Negotiable

Negotiable

Negotiable

Local Authority

LB Lambeth

Utilities

A/C, 3 Phase Elec, Gas,

Accommodation

	Sq M	Sq FT
Ground:	108.47	1168
Basement:	34.37	370
Total (GIA):	142.84	1538

360 Tour and Floor Plan Available

Business Rates

Rateable Value: £25,500
Rates Payable (23/24): £12,725 pa*

With Small Bus Relief: N/A pa*
With 75% Retail Relief: £3,181 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:

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

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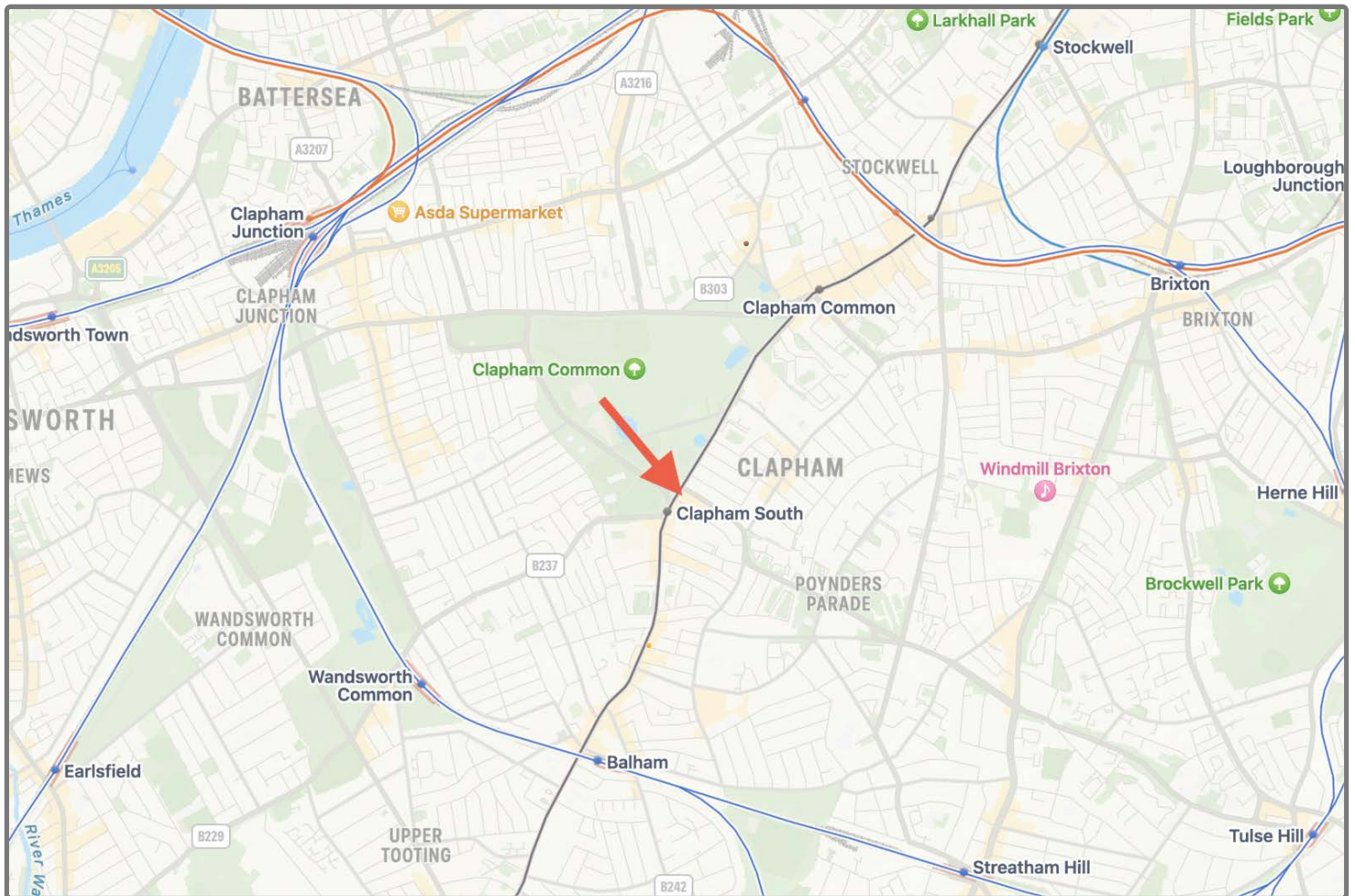
Location

The property is situated in a busy and prominent parade facing Clapham Common, a stones throw from Clapham South Underground Station.

Neighbours include 21 Grams Coffee, Kaspas Deserts, Headmasters, The Perky Nel Public House, and other successful local operators.

The property sits on the corner of the A24 and the A205 providing excellent access around the South Circular and North-South to Central London and the M25.

Clapham South Underground provides access to the Northern 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.

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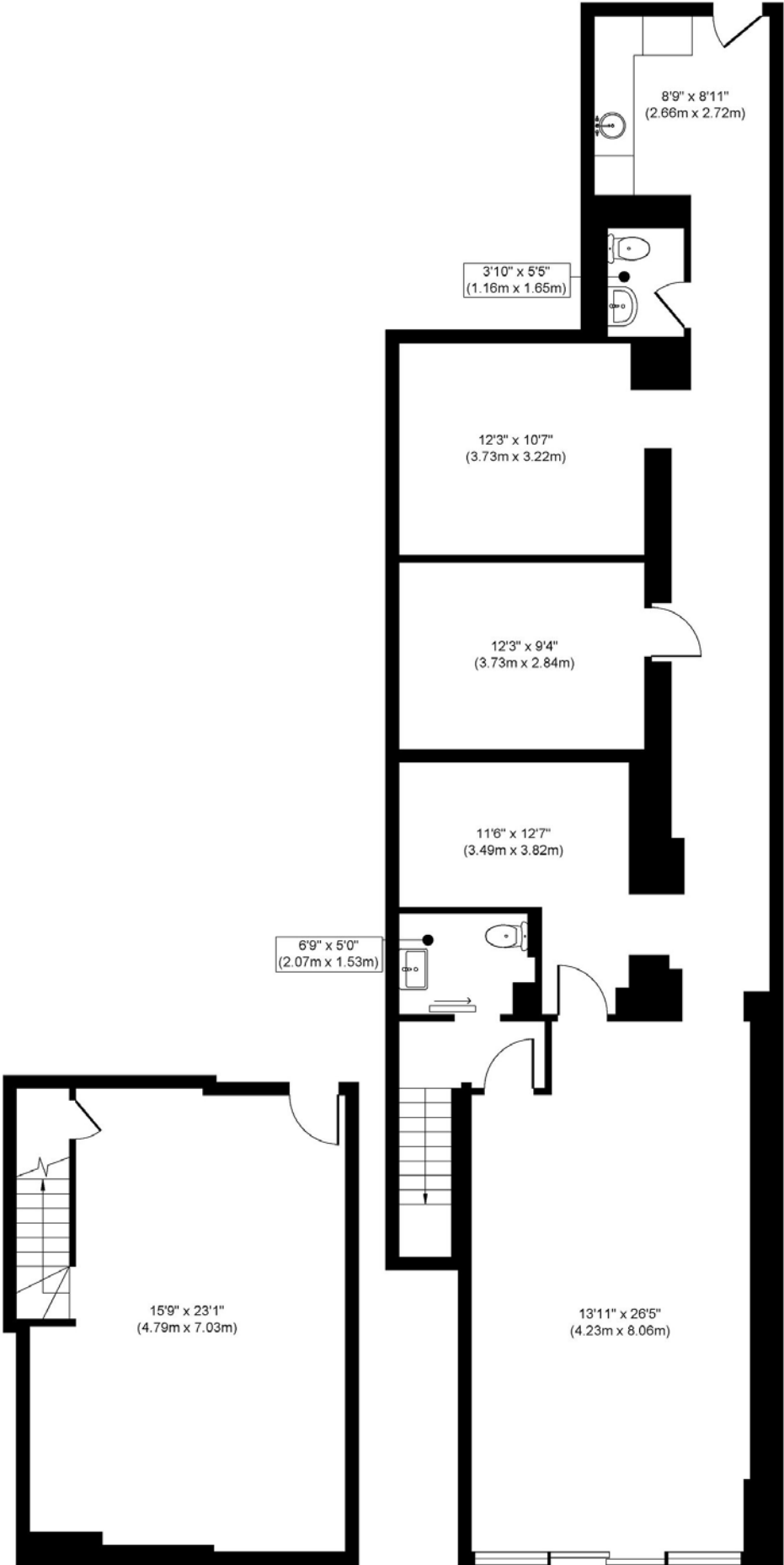
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Lower Ground Floor
 Approximate Floor Area
 369 sq. ft
 (34.37 sq. m)

Ground Floor
 Approximate Floor Area
 1167 sq. ft
 (108.47 sq. m)

Approx. Gross Internal Floor Area 1536 sq. ft / 142.84 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.