



## 94 Clapham High Street, London SW4 7UL

**TO  
LET**

**1549**  
Sq Ft

**£45,000**  
Per annum excl.

Uses Considered:  
**Sui Generis (A5)**

### Description

The property comprises the entire building and rear garden, currently trading as Sun Sun Chinese Takeaway.

Available on a new lease direct with the Landlord from November 2023, there is no premium being asked.

The ground floor comprises service area, kitchen, storage, bathroom, and rear garden. The 1st and 2nd floors provide additional storage / preparation and staff areas.

### Use Class

We understand the property currently has Sui Generis (A5) use. Other uses may be considered subject to terms being agreed, landlords 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: Nov 2023  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

### EPC

D

### VAT

TBC

### Premium

Nil

### Local Authority

LB Lambeth

### LTA 1954

Negotiable

### Utilities

Single Phase, Gas,

### Accommodation

	Sq M	Sq FT
Ground:	90.65	976
Basement:	0.00	0
First:	36.93	398
Second:	16.33	176
Third:	0.00	0
Outside:	0.00	0
<b>Total (GIA):</b>	<b>143.91</b>	<b>1549</b>

**\*360 Tour and Floor Plan Available\***

### Rates / Service Charge

Rateable Value:	£26,750
Rates Payable (21/22):	£13,348 pa*
Service Charge (Est)	TBC pa

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



# Evans Pearson

Chartered Surveyors

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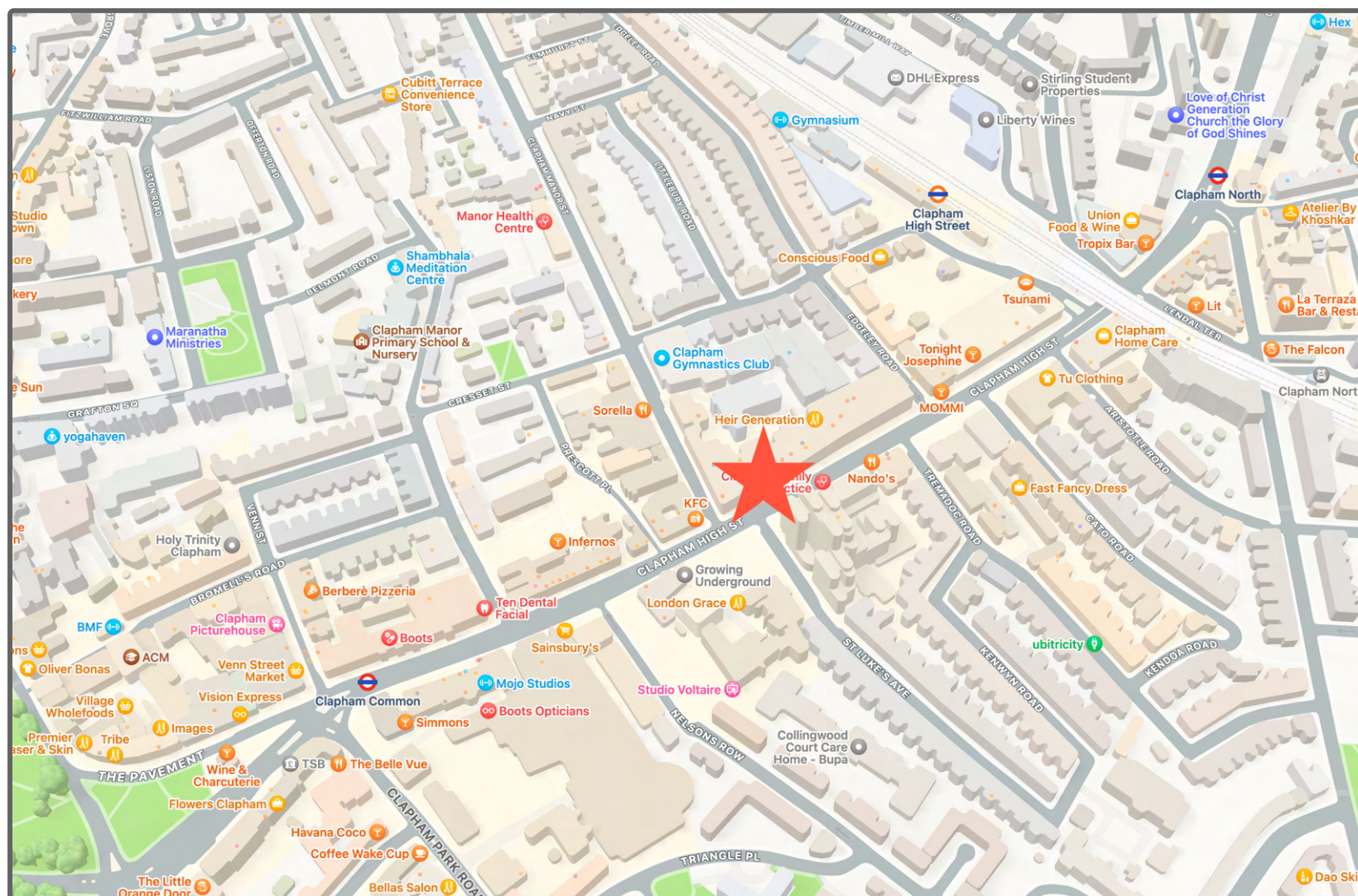
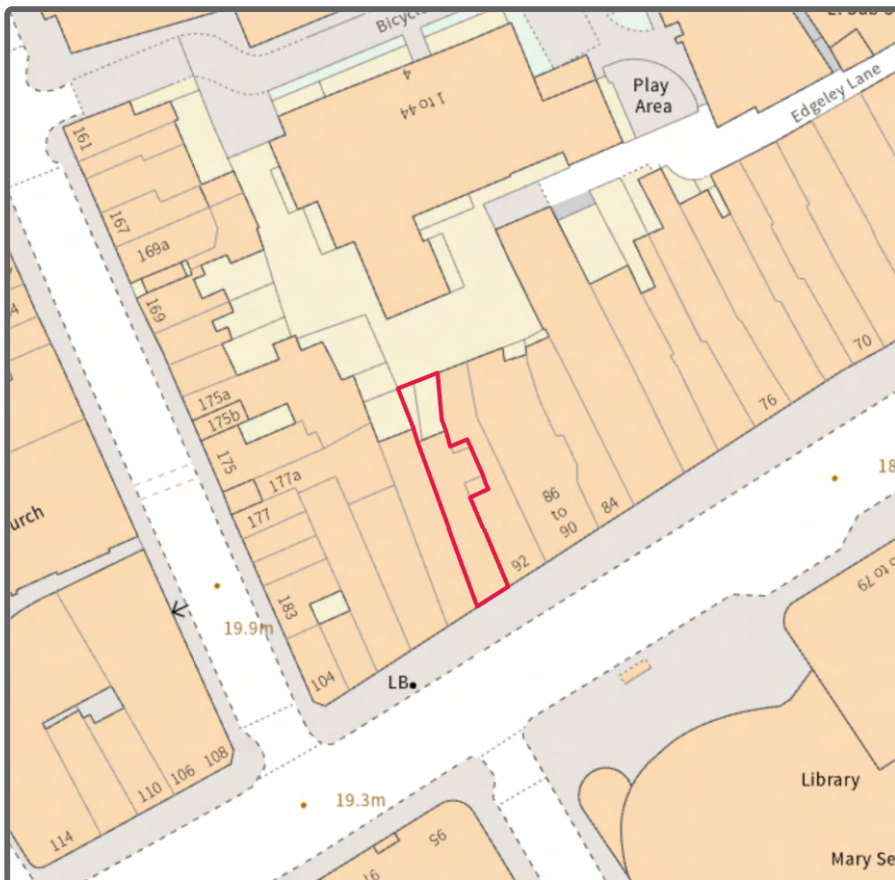
## Location

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.

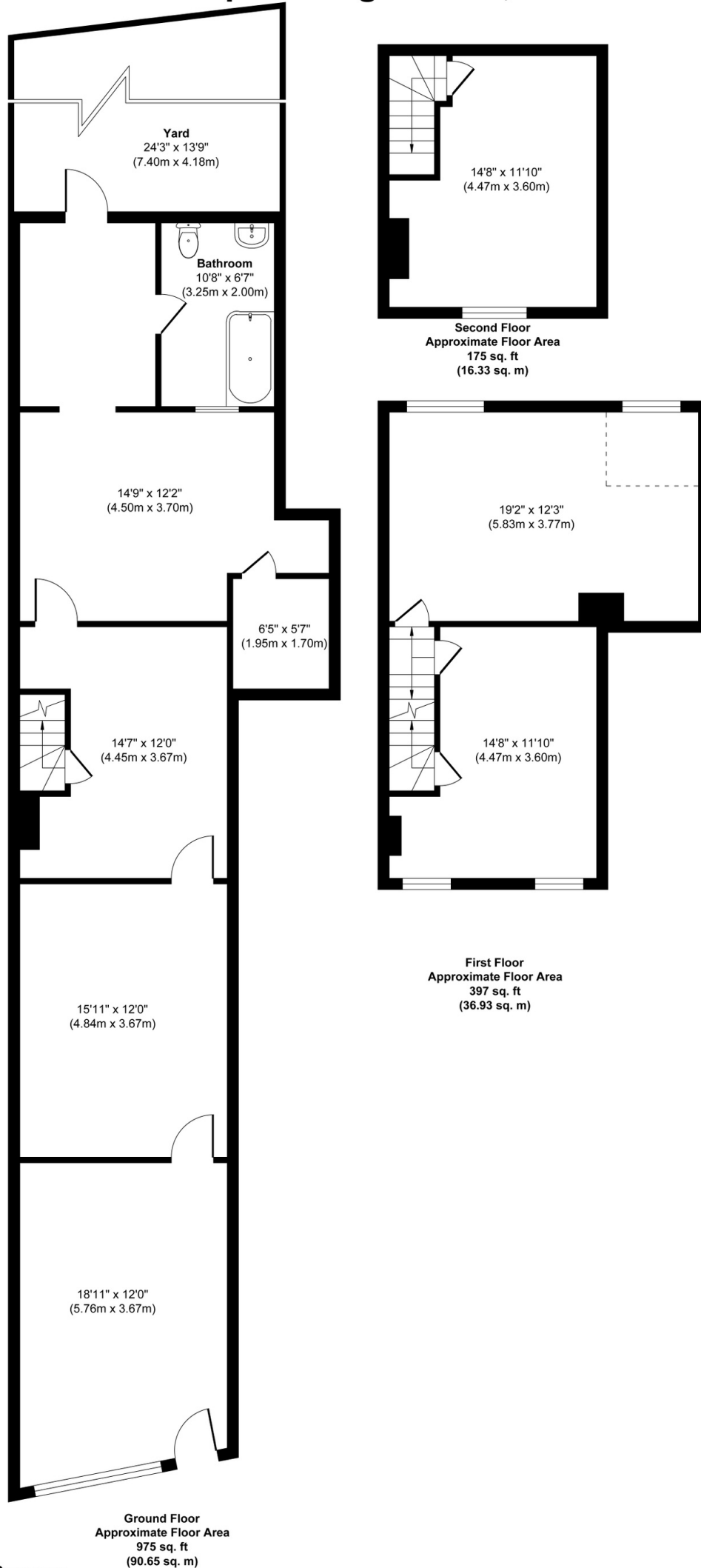
The location also boasts excellent road links, with the A3 and A24 nearby, providing convenient access to central London and the wider motorway network.

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.



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.

# 94 Clapham High Street, SW4



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**Approx. Gross Internal Floor Area 1547 sq. ft / 134.91 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.