



## Unit 2, 95-97 Clapham High Street, SW4 7TB

**TO  
LET**

**2003**  
Sq Ft

**£82,500**  
Per annum excl.

Uses Considered:  
**ALL USES CONSIDERED**

### Description

The property consists of a ground floor commercial unit, previously trading as 'Purity Skin Centre'. A reception and sales area to the front with internal security shutters. The rest of the property comprises individual treatment rooms off a central corridor. To the rear of the property there are WC's, staff area with kitchenette, and shared rear access out onto Saint Lukes Avenue.

### Rent

£82,500 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: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

EPC C    VAT TBC    Local Authority LB Lambeth

LTA 1954  
Negotiable.

### Accommodation

	Sq M	Sq FT
Ground:	186.06	2003
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
<b>Total (GIA):</b>	<b>186.06</b>	<b>2003</b>

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

### Rates / Service Charge

Rateable Value: £54,000  
Rates Payable (21/22): £27,216 pa\*  
Service Charge (Est) pa

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

### Use Class

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

### Utilities

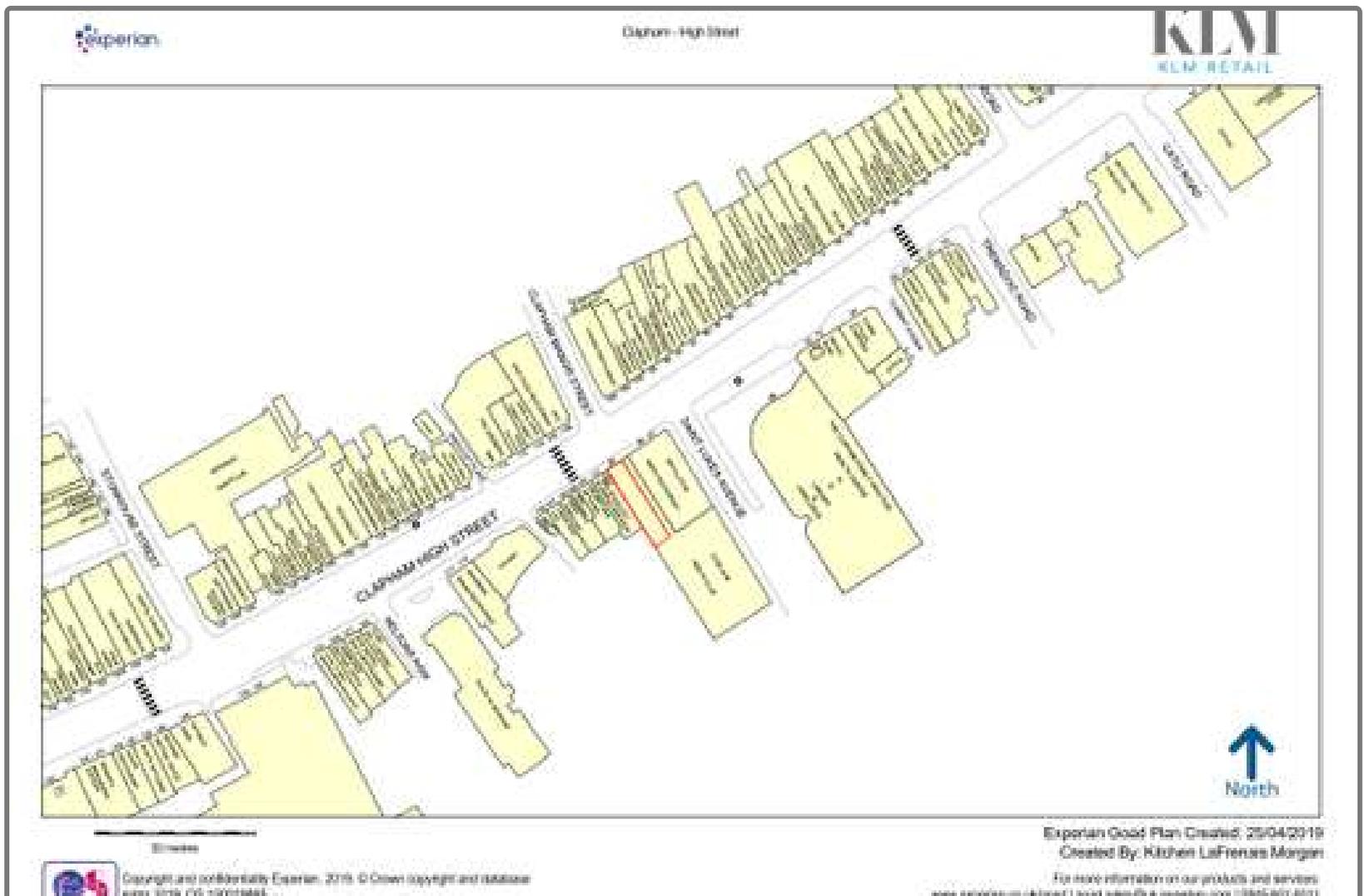
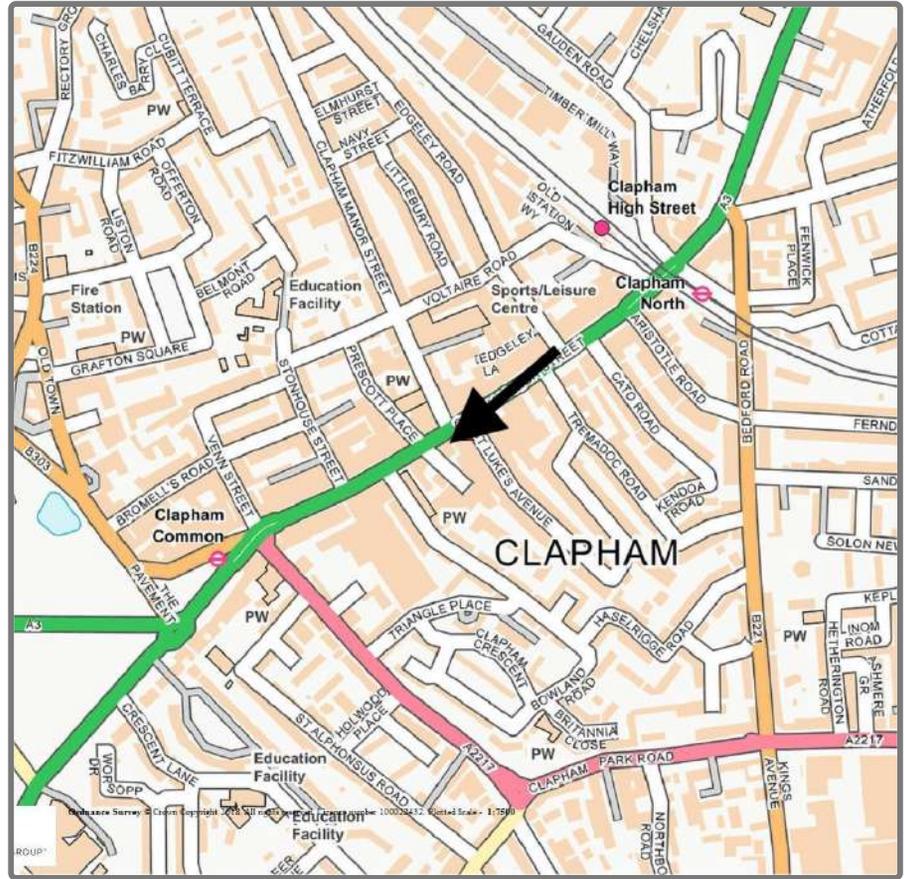
Three Phase.  
Gas.

## Location

The property is situated on the South Side of Clapham High Street, close to the junction with St Luke's Avenue.

The high street is connected by Clapham Common Underground Station at one end, and both Clapham North and Clapham High Street Stations at the other – providing access to the Northern Line, National Rail Services and the Overground Line as well as regular bus routes through the area.

Considered one of Lambeth's core shopping districts, the high street benefits from heavy footfall and a busy trade throughout most of the day and evening. Neighbours include national covenants and local successful independents including Sainsburys, McDonalds, Five Guys, Nandos, Boots, Superdrug, Revolution, Soho Gyms and Infernos Nightclub.



# Evans Pearson

Chartered Surveyors

Evans Pearson Contact:

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KLM Retail Contact:

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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.

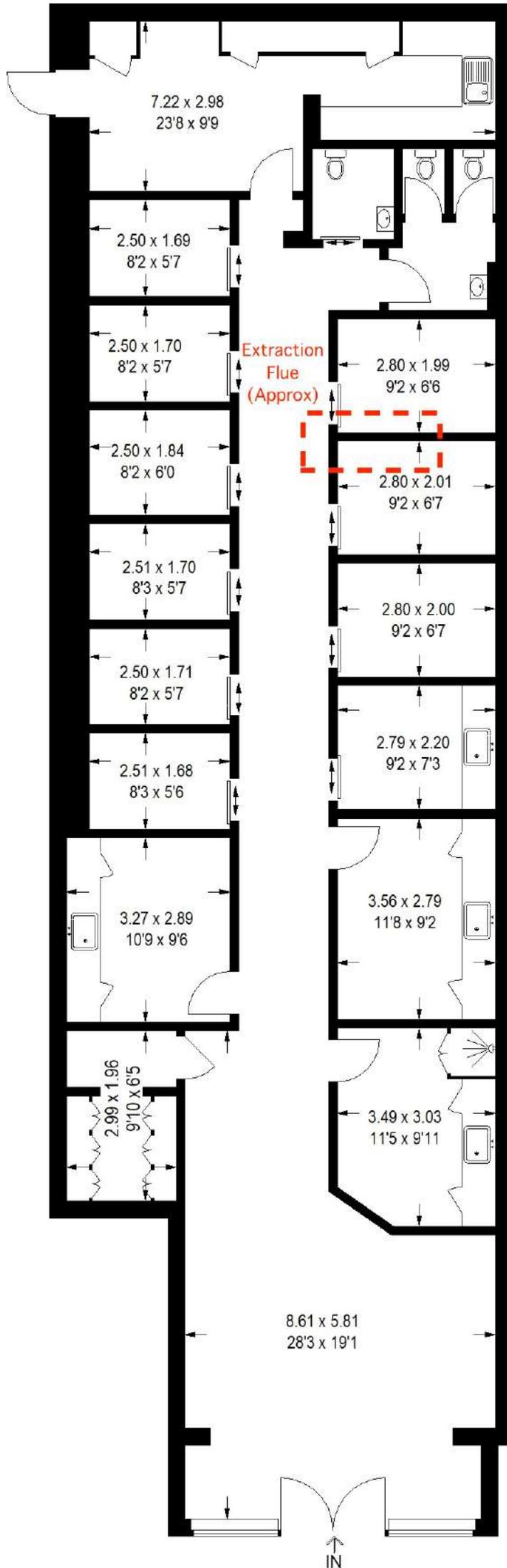
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Ground Floor