



**167 Clapham High Street, Clapham, SW4 7SS**

**Location**

The premises are located on the prime section of Clapham High Street close by to Clapham Common Station and the Common itself. The area benefits from a large catchment of residents and is a popular drinking and dining destination amongst young professionals. Local operators include Honest Burgers, McDonalds, Bodean’s, Venn Street Records, Revolution, Nando’s and numerous other independent operators. For a better understanding of the location please review [Google Street View](#)

**Description**

The premises occupy an attractive shopfront and good floor to ceiling height. Arranged over ground floor and basement the unit will be delivered in a shell condition.

We understand the approximate Gross Internal Area to be:

Ground Floor	124 sq m	1,335 sq ft
Basement	127 sq m	1,367 sq ft
Total	251 sq m	2,702 sq ft

**Tenure**

The premises are available on a new effective FRI lease, terms to be agreed.

**Rent**

Offers invited

**Planning**

The premises benefits from A1 (E Class) use. STPP offers may be considered by the Landlord.

**Further Details**

An EPC has been commissioned and can be arranged upon request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffery Lyons: [dcl.co.uk](http://dcl.co.uk)

**Rob Meadows**  
Executive Director  
0207 299 0738  
rmeadows@dcl.co.uk

**Louie Gazdar**  
Agent  
0207 299 0745  
lgazdar@dcl.co.uk

