

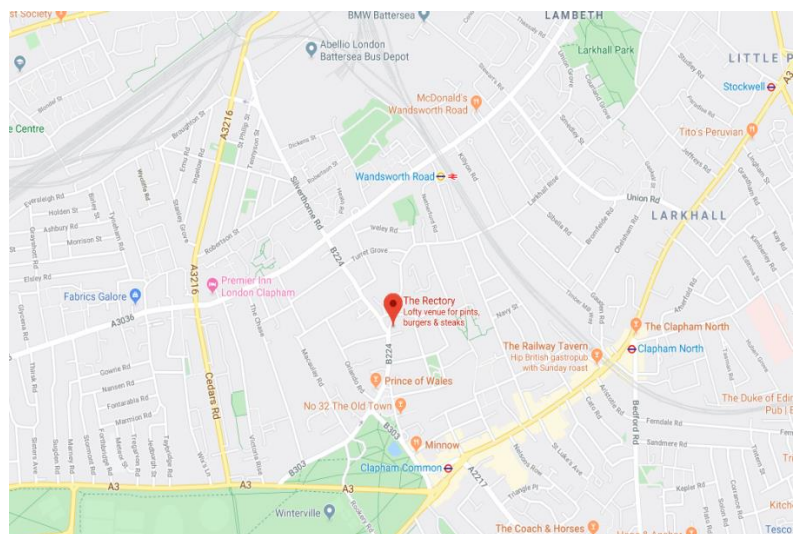


87 Rectory Grove, Clapham Old Town, Clapham, SW4 0DR

Summary

- Mitchells & Butlers tied lease
- Located in Clapham Old Town
- Currently turning over £600,000
- Potential for rooms / letting accommodation above
- Rent: £75,000 pa

Leasehold: Offers in excess of £200,000



Viewing is strictly by prior appointment with sole agents
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Location

The premises are located in the Old Town Clapham on Rectory Grove. Clapham Common underground station is located in close proximity. Nearby operators include The Prince of Wales, The Bobbin, No32 The Old Town, Virgin Active and The Sun.

[Google Street View](#)



The Property

The premises consists of ground, basement, first and second floors. The ground floor has a large trading area with side bar servery towards the middle, customer toilets and with preparation kitchen to the rear.

The basement has the cellar and ancillary areas, whilst the first floor has additional kitchen, office and one bedroom staff accommodation. The second floor has a three bedroom flat.

The unit has the following approximate Gross Internal floor areas:

Ground Floor Trading	295.44 sq m	3,180 sq ft
Basement Cellar	74.40 sq m	801 sq ft
First Floor Kitchen/Office	32.00 sq m	340 sq ft
First Floor Residential	1 bedroom apartment	
Second Floor Residential	3 bedroom apartment	

Lease

The premises are available by way of a 10 year FRI lease with a passing rent of £75,000 pa The property is tied for beers and spirits to Mitchells & Butlers.

Use

The subject premises currently have the benefit of a Class A4 Public House use.

Licensing

The premises benefit from a Premises Licence and opening hours are: Monday to Sunday 10am to 12.30 am

Rates

The property is currently assessed as at April 2017:
Rateable Value £41,100



Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance. Please note that the staff will transfer with the sale of the business in accordance with TUPE.