



The Schoolhouse, 137-139 St John's Hill, Clapham, London SW11 1TD

Summary

- Lock up Free of tie Bar
- Mixed commercial and affluent residential area
- 12am licence Friday & Saturday
- Open plan ground floor trading area

Leasehold: Premium - £150,000



Viewing is strictly by prior appointment with sole agents
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Description

Ground floor single bar operation with split trading area. Seating is provided for circa 80 covers with additional vertical drinking and outside seating.

To the rear of the trading area is a good-sized trade kitchen with walk-in-fridge and cold beer storage.

In addition, there are customer WCs (with disabled facilities) and office.

Approximate gross internal area on the ground floor is 197sq m / 2,120sq ft.



Location

The School House is located on St. John's Hill in Clapham Junction, an affluent location with a mixture of residential and commercial operators. Clapham Junction Europe's busiest mainline railway is in close proximity providing great service throughout London.

[Google Street View](#)

The Property

A mid-terrace single-storey property with a double frontage to St. John's Hill. Outside seating is provided to the front of the property.

Trading Information

Accounts will be provided upon request to seriously interested parties only.

The Business

A family run business providing craft beers and cocktails and unlike most school dinners a fantastic food menu gives you a throwback to the best bits of your school days.

The premises licence permits the following hours for the sale of alcohol and music and dance: Monday to Sunday 9am-midnight.



Fixtures and Fittings

All fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

Tenure

There are 13 years remaining on the 20 year Full Repairing & Insuring Free of Tie lease. The lease is contracted inside the Landlord & Tenant Act. The current passing rent is £52,750 per annum and is subject to five yearly reviews.

The 2017 Rateable Value is £46,000.

Price

Premium of £150,000.