



15 The Pavement, Clapham, London SW4 0HY

Location

Located within close proximity to Clapham High Street and approximately 200m from Clapham North Underground Station. The premises face on to the popular Clapham Common, one of the premier locations for leisure activity in Clapham. Numerous independent and national operators are within the vicinity, including Megans, Venn Street Records, Gails, No.32 Old Town, Five Guys and Picture House Cinema. For a better understanding of the location, please refer to [Google Street View](#).

Description

The premises occupy an attractive single frontage and will be provided in its current condition. Arranged over ground floor with the benefit of an ancillary basement and rear courtyard, we understand the approximate gross areas (including courtyard and outbuildings) to be:

| | | |
|--------------|----------|-------------|
| Ground Floor | 148 sq m | 1,600 sq ft |
| Total | 148 sq m | 1,600 sq ft |

Tenure

New lease available on effective full repairing and insuring terms.

Rent

Rental offers in the region of £125,000 per annum exclusive.

Planning

The premises benefits from planning permission for use as a restaurant / E Class.

Further Details

An EPC has been commissioned and can be provided 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

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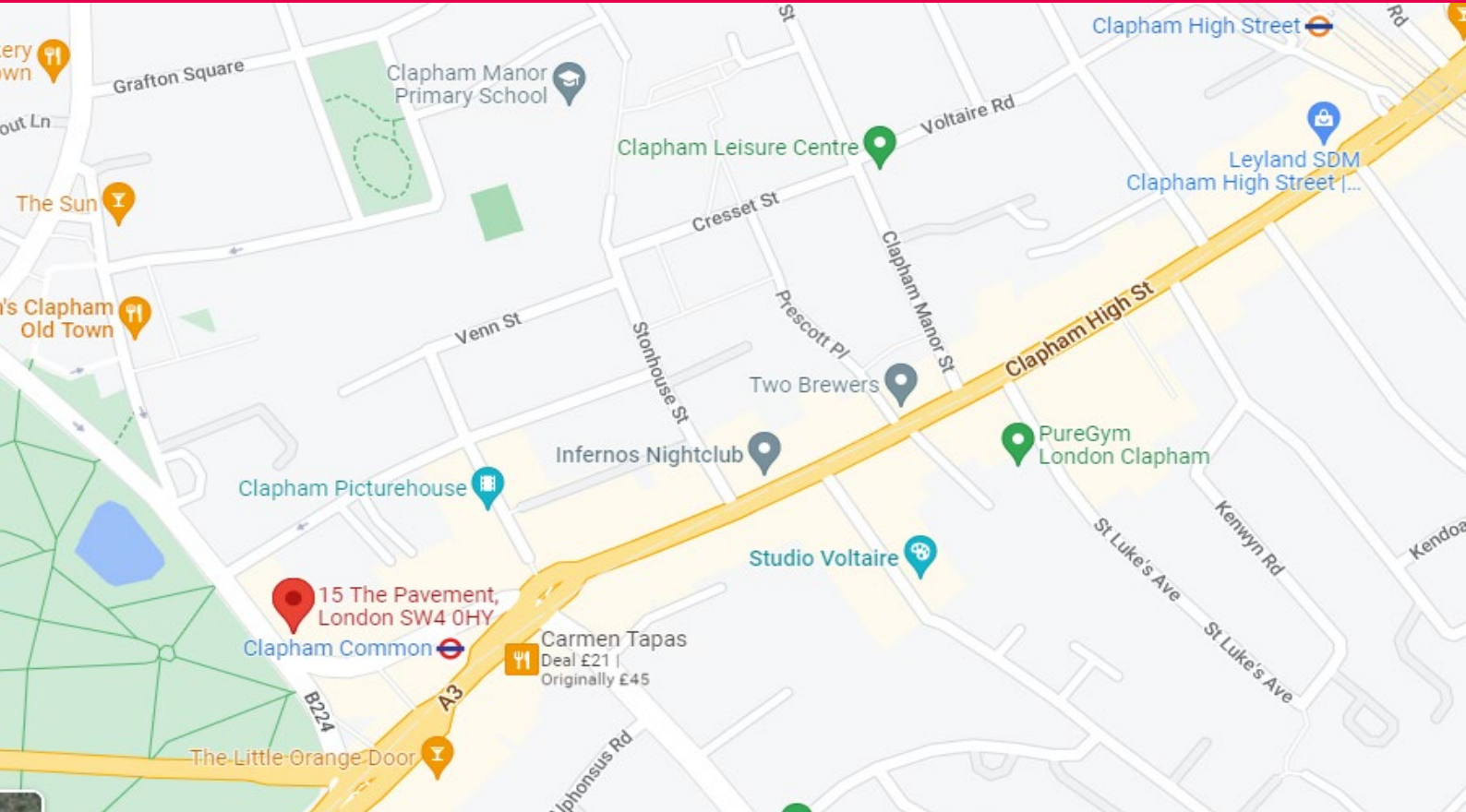
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**DAVIS
COFFER
LYONS**

NEW LEASE, SINGLE-FRONTED 1,600 SQ FT RESTAURANT

THE PAVEMENT, CLAPHAM, SW4



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