



164 Clapham High Street, London SW4 7UG

Location

The premises are situated on the prime section of Clapham High Street metres from Clapham Common Underground Station. The area has an affluent demographic with good disposable incomes and is a popular retail high street. There is a very established leisure and dining circuit with numerous restaurants and bars and caf es in the area. The green space of Clapham Common, Picturehouse cinema and a Sainsbury's Superstore are nearby and notable operators include Megans, Shake Shack, Gails, Osteria and No 32 The Old Town, Venn St Records and Sorella.

For a better understanding of the location please review: [Google Street View](#)

Description

The premises occupy an attractive double frontage and are arranged over ground, mezzanine and basement. The premises are to be delivered in shell condition with capped off services, ready for ingoing tenants fit out. The premises benefit from outdoor seating (subject to licensing).

The approximate gross internal areas are as follows:

Ground Floor	1,563 sq ft	145 sq m
Mezzanine	582 sq ft	54 sqm
Basement	657 sq ft	61sq m
Total	2,803 sq ft	260 sq m

Tenure

A new lease is available for terms to be agreed.

Rent

Rent on application.

Planning

The premises benefit from E Class Planning Permission

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 joint sole agent: Davis Coffey Lyons or GCW: dcl.co.uk/gcw.co.uk

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NEW LEASE – CLAPHAM HIGH STREET, SW4

2,800 SQ FT E CLASS OPPORTUNITY



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