



156-158 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 cafés in the area. The green space of Clapham Common, Picturehouse cinema and a Sainsburys 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 comprise an attractive frontage and are arranged over ground floor, mezzanine and basement. The premises will be delivered in shell condition with capped off services and ready for ingoing tenants fit out. It is possible to split this unit or create a circa 400 sq ft entrance leading to a basement space. The premises benefit from outdoor seating (subject to licensing).

The approximate gross internal areas are as follows:

Ground Floor	2,528 sq ft	235 sq m
Mezzanine	850 sq ft	79 sq m
Basement	889 sq ft	83 sq m
Total	4,267 sq ft	297 sq m

Tenure

A new lease is available for terms to be agreed.

Rent

Rent on application.

Planning

The premises benefit from E Class use.

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 agents:
Davis Coffey Lyons or GCW : dcl.co.uk/gcw.co.uk

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

Archie Morriss
Director
0207 647 4822
archie.morriss@gcw.co.uk

Phoebe Brydon
Agent
0207 299 0726
pbrydon@dcl.co.uk

Chris Kenealy
Surveyor
0207 647 4823
chris.kenealy@gcw.co.uk



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.



**DAVIS
COFFER
LYONS**

NEW LEASE – CLAPHAM HIGH STREET, SW4

4,270 SQ FT E-CLASS OPPORTUNITY



Davis Coffey Lyons provides these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.