



160 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 single frontage and comprise ground floor, mezzanine and basement. The premises will be handed in shell condition with capped off services and ready for ingoing tenants fit out.

The approximate gross internal areas are as follows:

Ground Floor	1,560 sq ft	145 sq m
Mezzanine	721 sq ft	67 sq m
Basement	1,031 sq ft	96 sq m
Total	3,250 sq ft	302 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

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



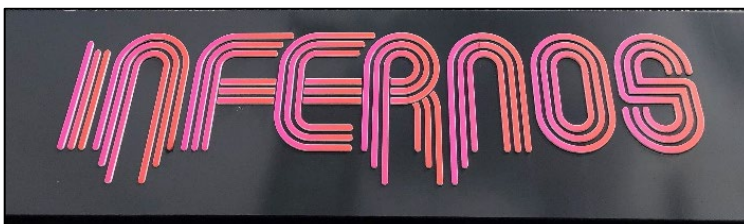
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NEW LEASE – CLAPHAM HIGH STREET, SW4

3,250 SQ FT E CLASS OPPORTUNITY



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