



68-70 Clapham High Street, London SW4 7UL

Location

The premises are situated on a prime section of Clapham High Street. The area is highly popular with residents, shoppers and visitors alike with strong levels of footfall 7-days a week. Clapham Common and Clapham North Underground Stations and The Overground are all moments away. There are numerous independent and national F&B and retail operators nearby including Nandos, Café Sol, Bubba Oasis, Pure Gym La Rueda, Evans Cycles, Marks & Spencer's and Infernos.

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

Description

The premises occupy an attractive double fronted unit with bi-folding doors. Arranged over ground floor and mezzanine level, there is ample trading space across both levels. It is currently fitted as a high end restaurant and nightclub venue with multiple bars and sound and light systems. The space will suit a variety of retail, leisure and hospitality uses.

The approximate gross internal areas are as follows:

Ground Floor	3,172 sq ft	295 sq m
Mezzanine	1,914 sq ft	178 sq m
Total	5,086 sq ft	473 sq m

* 230 sq ft of outside seating to the front of the premises

** More space available by negotiation including 1st / 2nd floor & terrace

Tenure

A new lease is available on terms to be agreed.

Rent

Rent on application.

Planning

The premises benefit from E Class use.

Business Rates

The current rateable value of the premises is £99,000 (April 2023 to present).

Licensing

There is a premises licence in place permitting the sale of alcohol:

Sunday – Thursday	09:00 – 02:30
Friday & Saturday	09:00 – 03:30

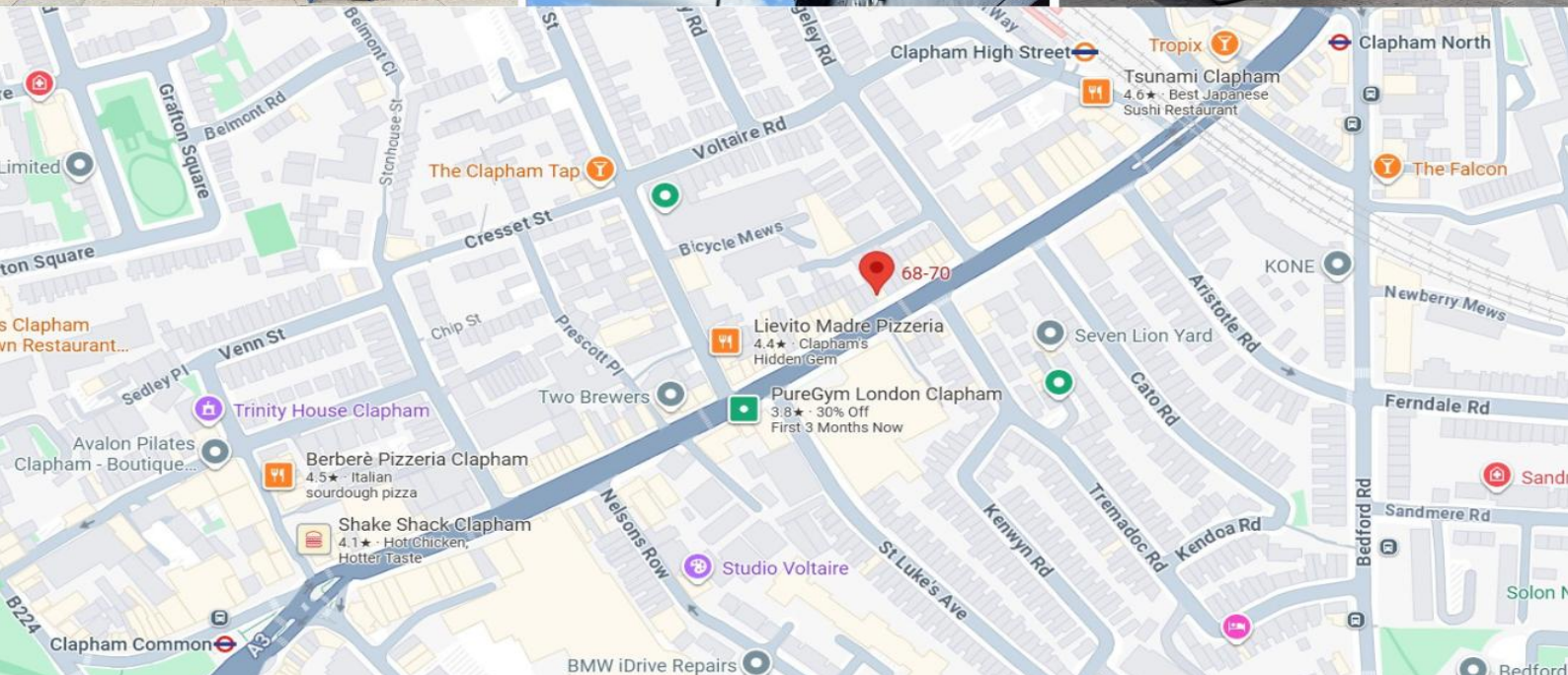
Further Details

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 sole agent
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