



162 Clapham High Street, London SW4 7TZ

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 occupy an attractive single frontage and are arranged over ground floor, mezzanine and basement. The premises shall be delivered in shell condition with capped off services and ready for the ingoing tenants fit out. There is the potential for outdoor seating (subject to licensing).

The approximate gross internal areas are as follows:

Ground Floor	1,715 sq ft	159 sq m
Basement	1,223 sq ft	89 sq m
Mezzanine	721 sq ft	67 sq m
Total	3,974 sq ft	369 sq m

*There is an existing front basement totalling an additional 315 sq ft.

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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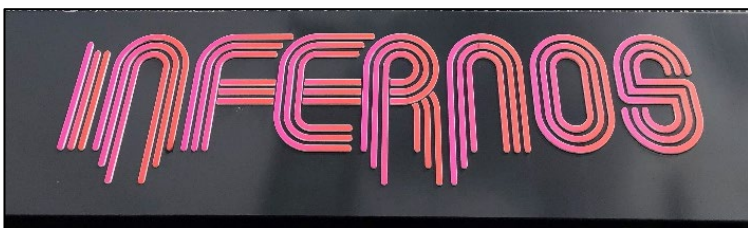
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NEW LEASE – CLAPHAM HIGH STREET, SW4

3,970 SQ FT E CLASS OPPORTUNITY



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