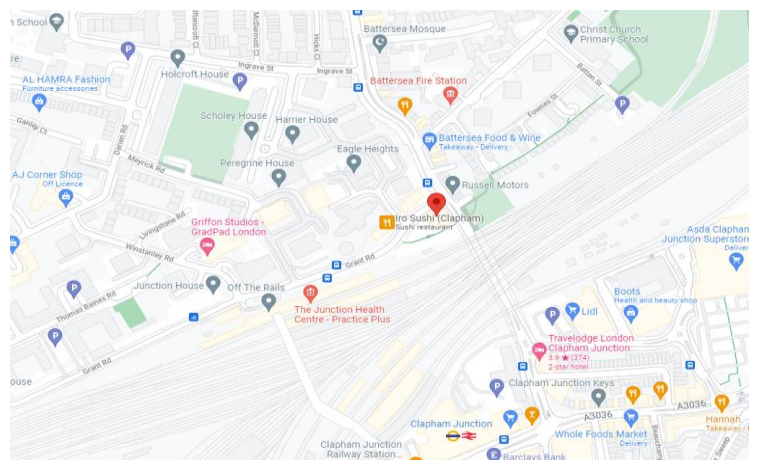




148 Falcon Road, Clapham, London SW11 2LW

Summary

- New Lease Ground floor and Basement
- Close to Clapham Junction Station
- Would suit a variety of uses



Viewing is strictly by prior appointment with sole agents
Davis Coffey Lyons:

Paul Tallentyre
020 7299 0740
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Location

The property occupies a prominent position at the junction of Falcon Road and Grant Road. Clapham Junction Station (National Rail and London Overground) is located a short walk away.

Falcon Road comprises a mixture of established local traders, bars, restaurants and hotels.

Description

The unit is arranged over ground floor and basement.

Floor Areas

The ground floor and basement have the following gross internal floor areas:

Floor	Sq ft	Sq m
Ground floor	1800.00	167.22
Basement	500.00	46.45
Total	2300.00	213.67

Use

The premises benefits from A4 planning consent. Alternative uses may be considered subject to planning.

Tenure

The premises are available by way of a new 10-15 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Premises Licence

The premises licence allows for the sale of alcohol to be served until 2:00 a.m. Friday to Saturday and until 00:30

Rent

£60,000 per annum exclusive.

Business Rates

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions.

Viewings

All viewings should be arranged through sole agents, Davis Coffery Lyons.