

156-158 Clapham High St London SW4

2 x Prime A1 retail units To Let
close to Clapham Common
Underground Station



Location

The property is located on the north side of Clapham High Street in close proximity to Clapham Common underground station. Nearby occupiers include Boots, WHSmith, Five Guys, Caffe Nero and Sainsbury's Superstore, which includes a multi store car park with approx. 270 spaces.

Accommodation

Following some minor reconfiguration works, the premises will be arranged over ground, basement and mezzanine floors comprising the following approximate dimensions and net internal floor areas:

Internal Width	36ft 5ins	11.1 m
Shop Depth	56ft 5ins	17.2m
Ground Floor	2,139 sq ft	199 sq m
Mezzanine	1,119 sq ft	104 sq m
Basement	Available if required - TBC	

Please note that there is the potential to split the property into 2 retail units with ground floor sales areas of approximately 1,000 sq ft plus mezzanine of 550 sq ft and full basement cover if required.

Terms

The property is available by way of a new effectively FR&I lease for a term to be agreed. The lease is to be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

Quoting Rent

Available upon request.

Use

The property benefits from Use A1 of the Town & Country Planning (Use Classes) Order 1987.

Rates

The rates are to be assessed following the landlord's reconfiguration works. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

An EPC is available on request.

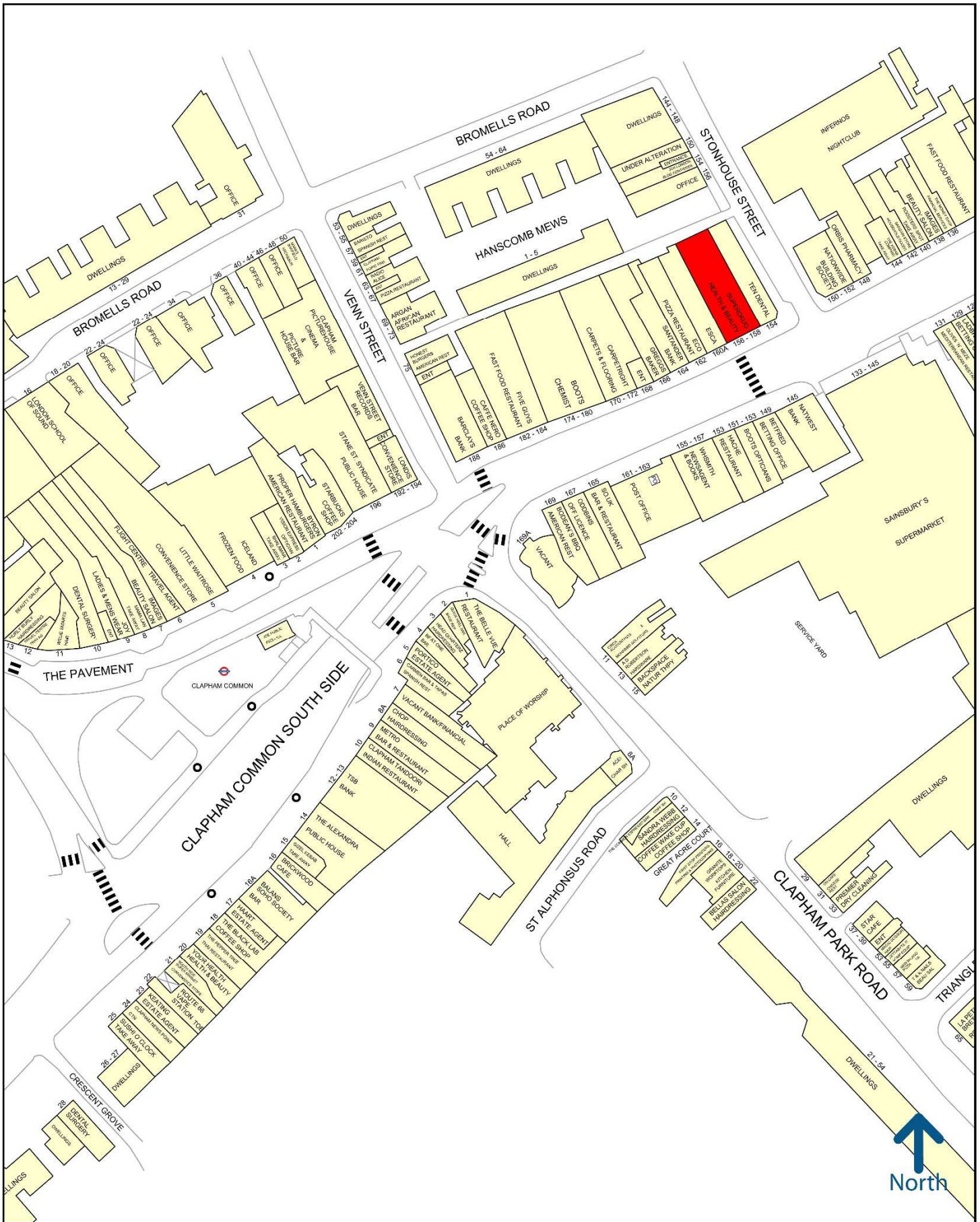
Contact Us

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