

164 Clapham High Street London SW4

A1/A2 SHOP TO LET

Located in the prime section of Clapham High Street close to the Underground Station



Location

The shop occupies a prominent position Clapham High Street, close to Clapham Common Underground Station. Nearby occupiers include Five Guys, Caffè Nero, Boots, Superdrug, WH Smith and Waitrose. In addition, the unit is situated directly opposite a Sainsbury's superstore, which includes a multi-story car park with 270 spaces.

Accommodation

The premises are arranged over ground floor only comprising the following approximate net internal floor areas:

Internal Width	19ft 3in	5.89 m
Shop Depth	82ft 9in	25.28 m
Ground Floor	1,489 sq ft	138 sq m

Terms

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

Rent

£90,000 per annum exclusive of rates, service charge, insurance and VAT (if applicable).

Use

The property benefits from Use A1 & A2 of the Town & Country Planning (Use Classes) Order 1987.

Rates

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£45,750
UBR (2019/20)	49.1
Rates Payable	£22,463

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

EPC Rating – TBC.

Contact Us

All appointments to view must be arranged via sole agents Colliers International, through:

Peter Flint
+44 20 7344 6596
Peter.flint@colliers.com

George Collison
+44 20 7344 6779
George.collison@colliers.com

Colliers International
50 George Street, London
W1U 7GA United Kingdom
+44 20 7487 1641
collierslondon.com



Clapham - High Street

