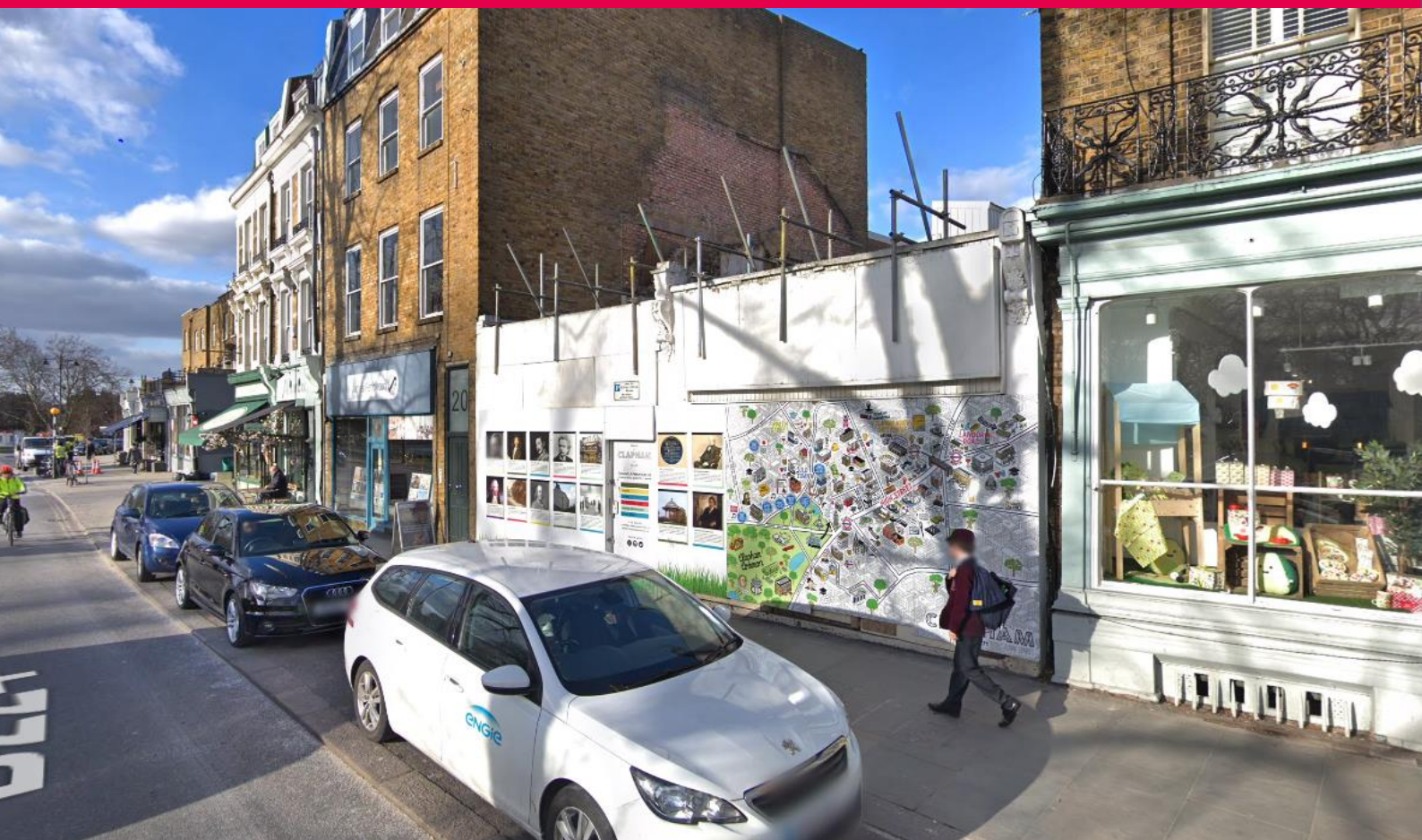




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PREMISES TO LET, 3,000 SQ FT RESTAURANT / RETAIL

THE PAVEMENT, CLAPHAM, SW4



18/19 The Pavement, Clapham, London SW4 0HY

Location

Situated a short walk away from Clapham High Street approximately 50m from Clapham North underground station. The Pavement faces the popular Clapham Common and is the main focal point for leisure activity in Clapham. Venn St Records, The Dairy, Trinity, Darwin & Wallace's 32 Old Town, Five Guys, Gails, Megans and a Picture House Cinema are all in the near vicinity.

For a better understanding of the location, please refer to Google Street View.

Description

The premises occupy a double fronted premises and will be provided in a developers shell with capped off services. Arranged over ground and basement floors and we understand the net internal areas to be:

Ground Floor	106 sq m	1,141 sq ft
Basement	170 sq m	1,830 sq ft
Total	276 sq m	2,971 sq ft

Tenure

New lease available on an effective full repairing and insuring terms subject to five yearly upward only open market rent review on negotiable terms.

Rent

Rent on application.

Planning/Licensing

The premises benefits from planning permission for use as a restaurant (A3) and part A1 (café / retail). Note only approx. 226 sq ft of ground floor of A1 use is required.

The tenant will be required to secure a new premises licence if they require.

Further Details

An EPC has been commissioned and can be arranged 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
Davis Coffey Lyons: dcl.co.uk

Sally French
Agency and Leasing
0207 299 0685
sfrench@dcl.co.uk

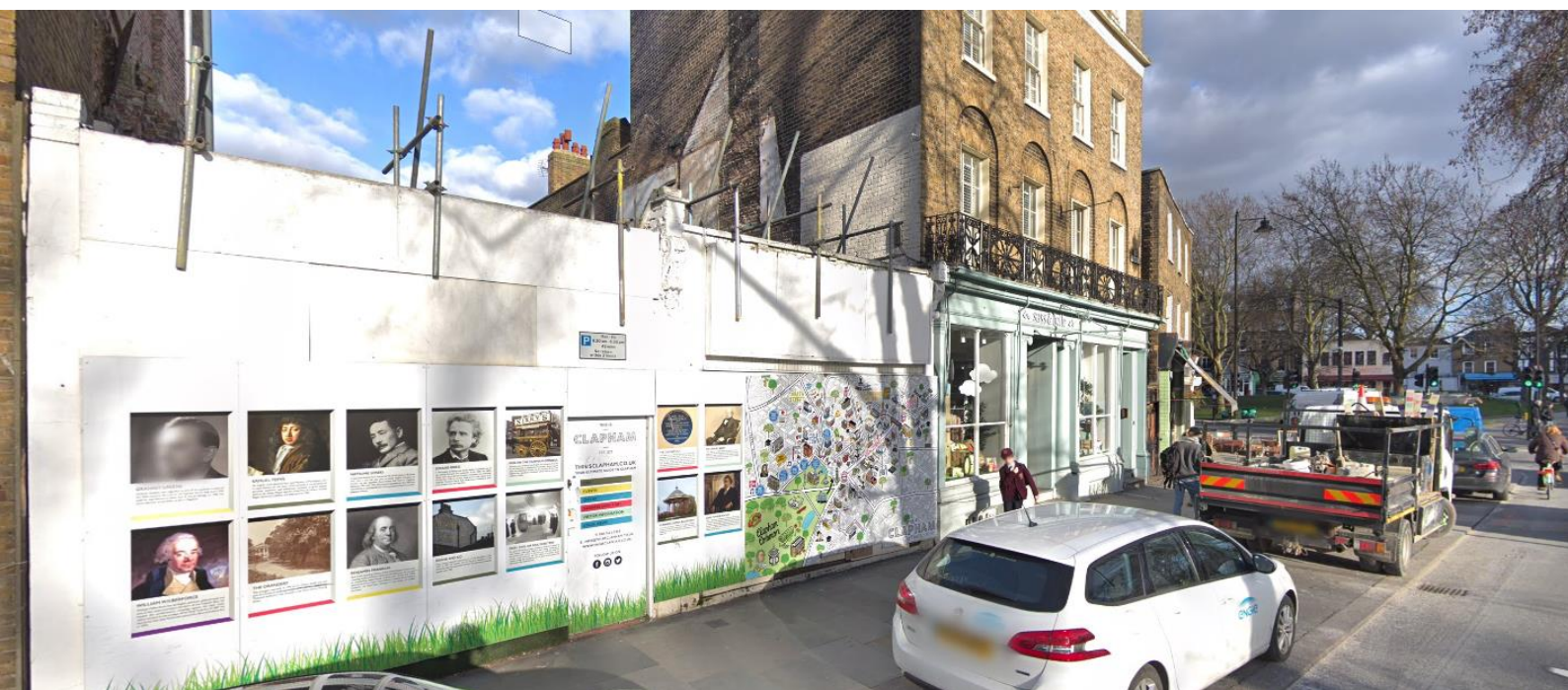
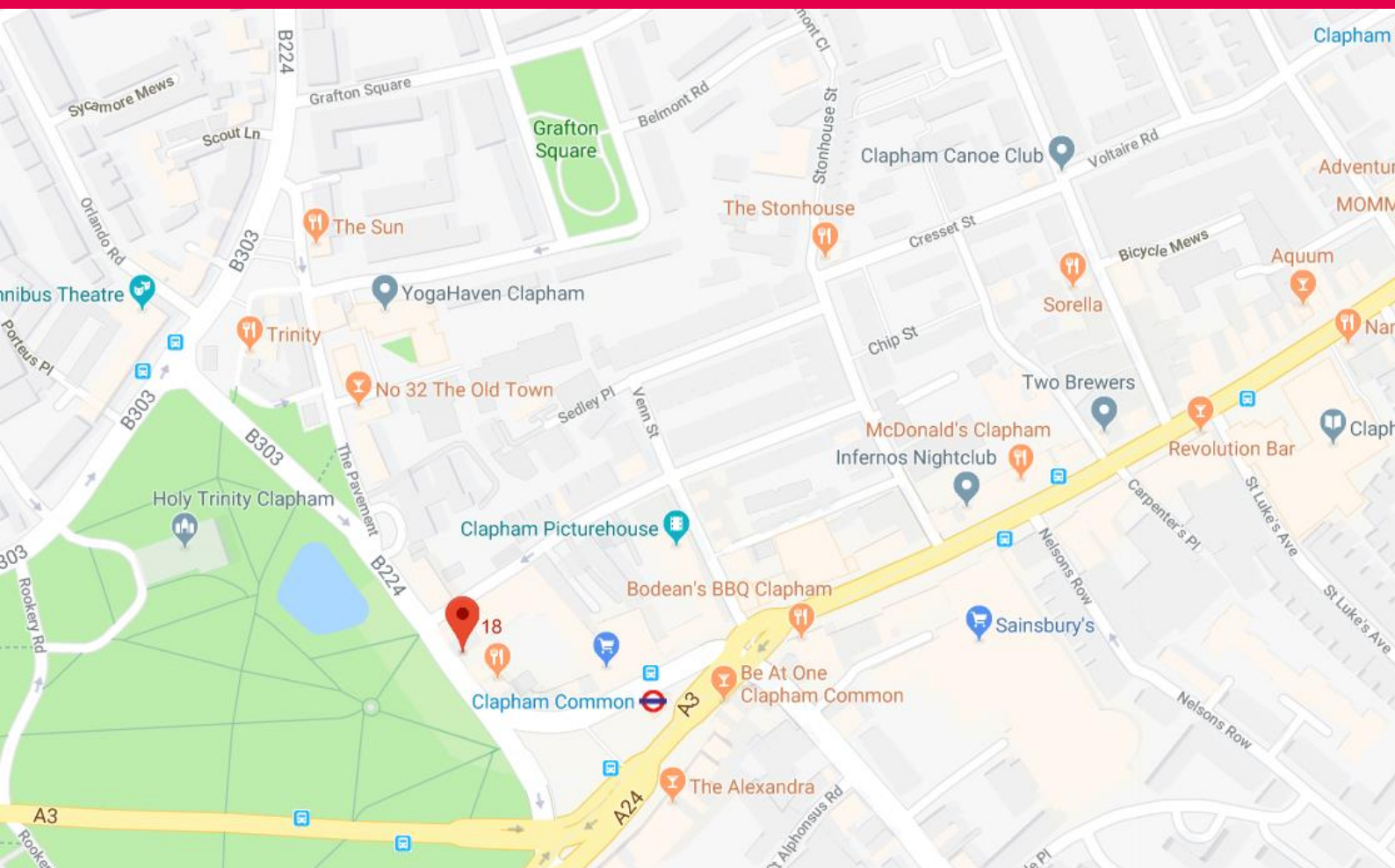
Rob Meadows
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