

160 Clapham High St

London SW4

RARELY AVAILABLE
RESTAURANT UNIT 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 Venn Street Records, Five Guys, Hache, SO:UK, Caffe Nero and Sainsbury's Superstore, which includes a multi store car park with approx. 270 spaces.

Accommodation

The premises is arranged over ground and first floor comprising of the following approximate dimensions and net internal floor areas:

Ground Floor	1,702 sq ft	158.12 sq m
First Floor	443 sq ft	41.15 sq m
Total	2,145 sq ft	199.28 sq m

Tenure

The property is available by way of a new effectively FR&I lease for a term of 20 years.

Rent

The quoting rent is £130,000 per annum exclusive of rates, service charge and VAT (if applicable).

Premium

The property is offered with the benefit of existing fit out and premises licence which will be transferred to the new tenant. We are instructed to invite premium offers - further details available upon request.

Use

The property is currently trading as a restaurant with full extraction. Our client is in the process of obtaining a Certificate of Lawful Use.

Rates

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

Rateable Value	£53,000
UBR (2017/18)	49.9
Rates Payable	£26,447

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.

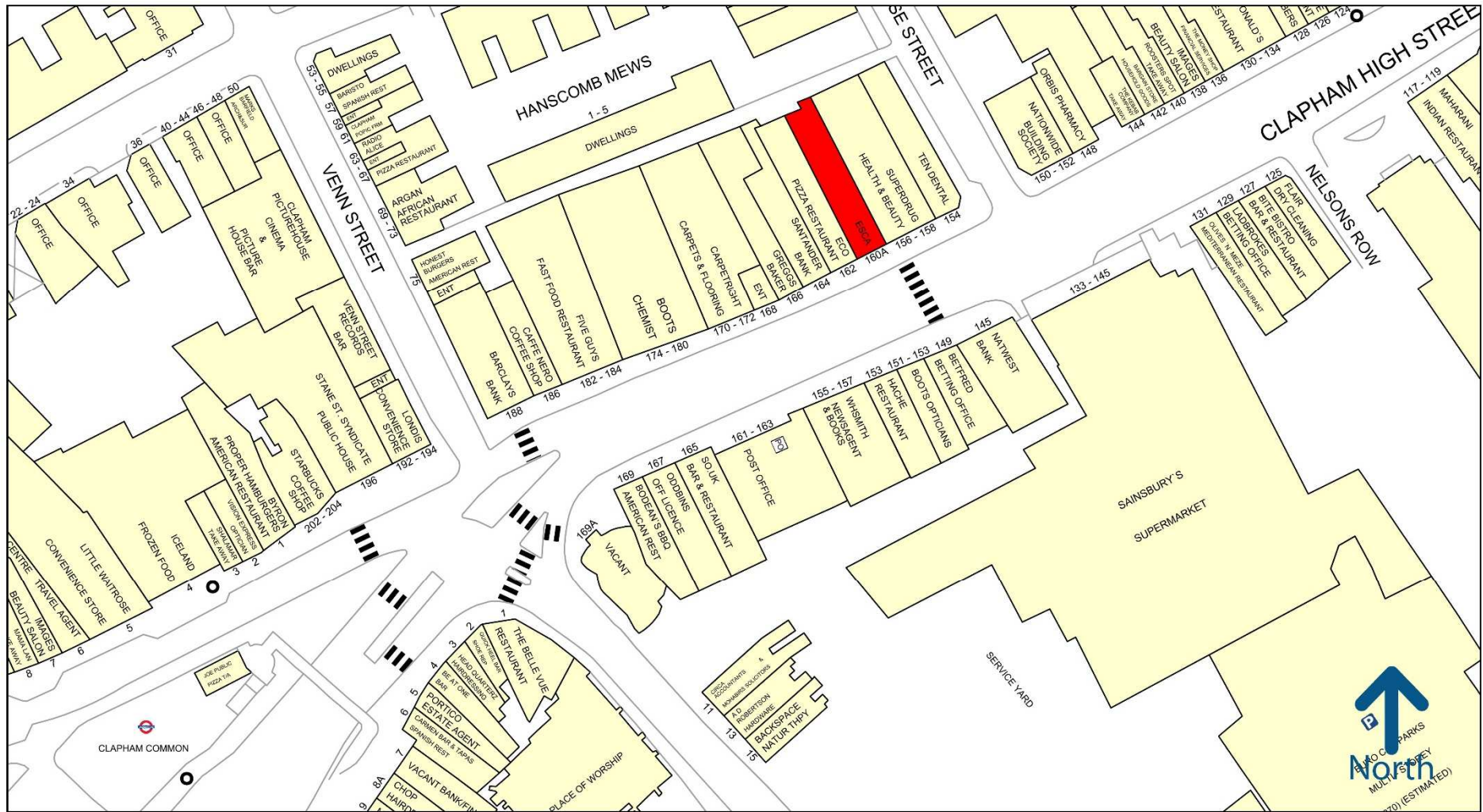
Contact Us

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

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