

RESTAURANT TO LET NEW LEASE AVAILABLE

CLAPHAM JUNCTION, 281 Lavender Hill, SW11 1LP



Key Features

- Located on Lavender Hill within close proximity to Clapham Junction Station
- Well configured restaurant with prominent return frontage and external terrace
- A3 Planning consent

Viewing

By appointment via this office:

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Location

The property is located on Lavender Hill in Clapham Junction, South West London. It is situated just 200m east of Clapham Junction railway station, Europe's busiest train station. **Pizza Express** is situated immediately opposite the property, with **Asda**, **Lidl**, **Whole Foods** and **Debenhams** within close proximity.

Description

The premises are situated in a prominent corner position and provides restaurant accommodation over ground floor and basement, for approximately 90 covers. The unit also benefits from an external terrace area.

Accommodation

Ground Floor	223 sq m	2,400 sq ft
Basement	205 sq m	2,210 sq ft
Total	428 sq m	4,610 sq ft

Lease Terms

The premises are available on a new FRI lease for a period of 10 years.

Rent

Rental offers in excess of **£95,000 per annum** exclusive are invited.

Service Charge

£TBC per annum.

Legal Costs

Each party will be responsible for their own legal costs incurred relating to this transaction. Subject to contract.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £103,000 pa and the rates payable are £52,839 pa. The UBR for 2018/2019 is 51.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

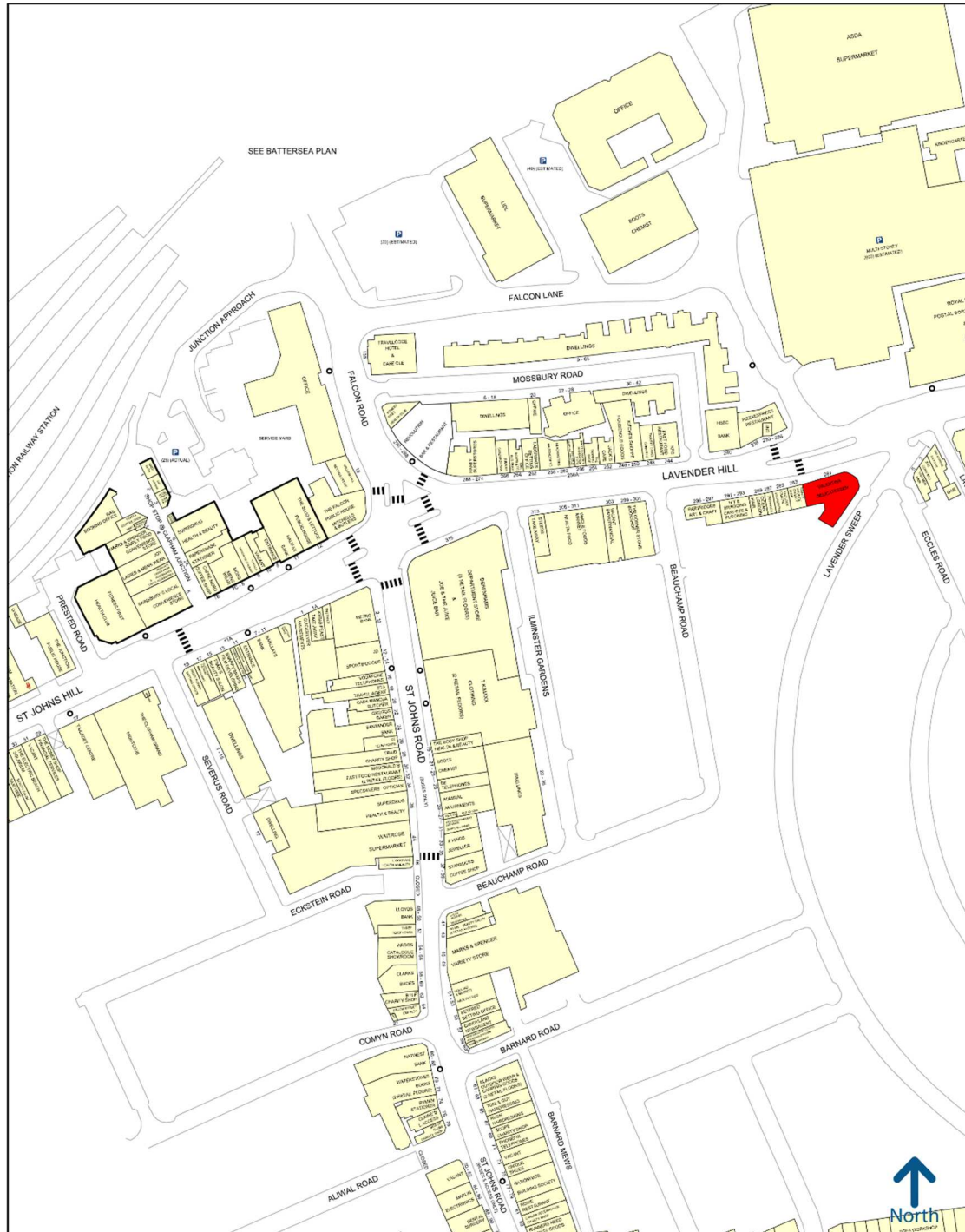
EPC

An EPC is available on request.

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Not to scale.

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