

95-97 CLAPHAM HIGH STREET

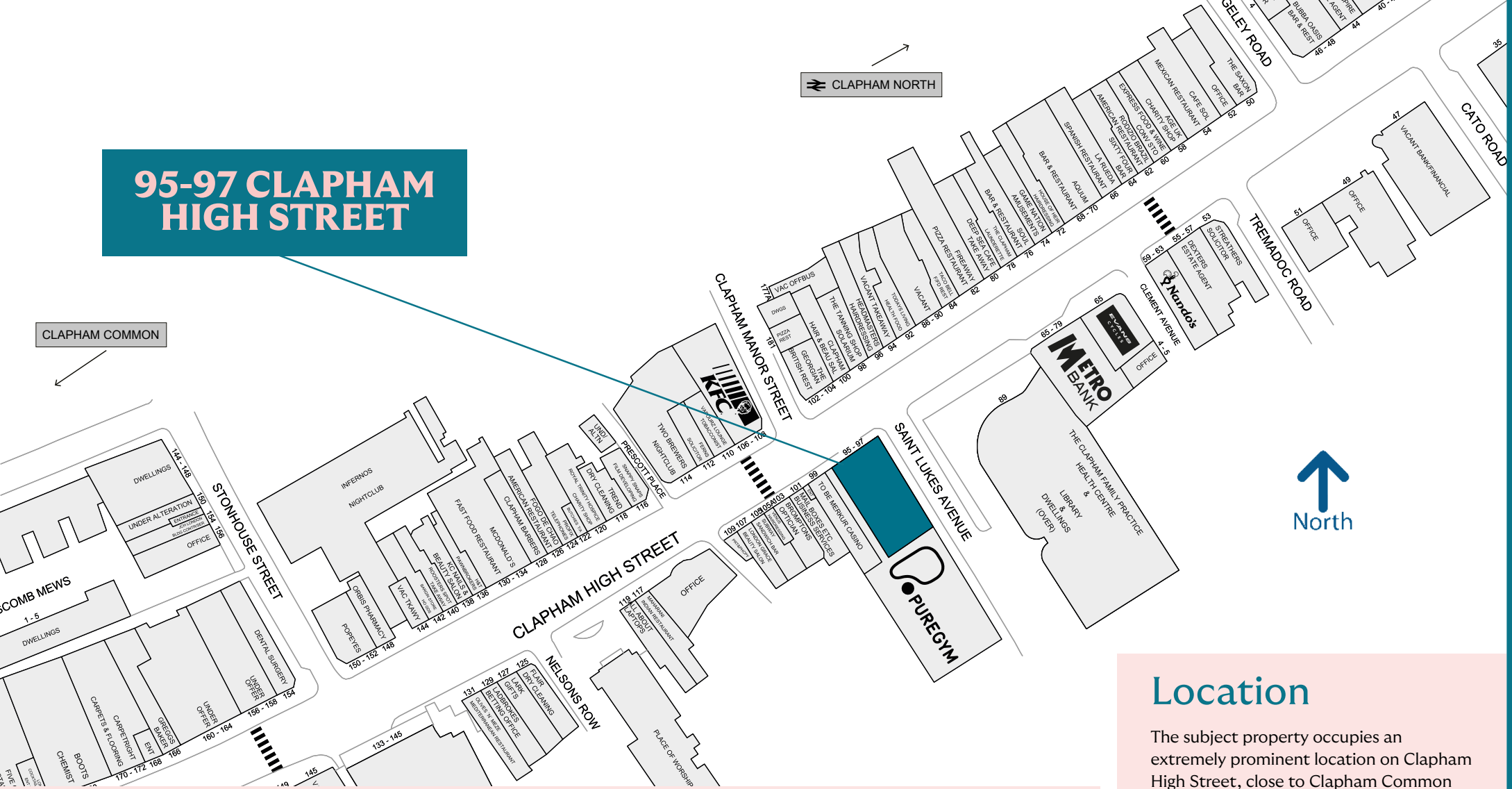
LONDON • SW4 7TB



Prime Leisure Opportunity To Let

forge

95-97 CLAPHAM HIGH STREET



Location

The subject property occupies an extremely prominent location on Clapham High Street, close to Clapham Common and Clapham North underground station.

Well-regarded as one of the most popular areas for young professionals to live, Clapham offers a well-established food and beverage circuit that supports strong trade throughout the week and on weekends.

The area is also home to some of the most expensive real estate in South London, with an affluent catchment underpinning the retail and restaurant spend.

Description

The property benefits from a substantial double-height glazed return frontage onto St Luke's Avenue, providing an abundance of natural light and visibility to the High Street.

This offers a unique signage opportunity that stands out compared to other properties in the area.

There is additional space available on the roof, which could be demised and utilised as a roof terrace, subject to planning.

The property is currently free of loose fixtures and fittings, with an extract route, functioning lift, fitted bar, toilets, and HVAC system remaining in place.

The property is arranged over ground and first floors, comprising the following gross internal areas (GIA);

Ground Floor	3,381 sq ft
First Floor	3,331 sq ft



Planning & Licensing

We understand the property benefits from Sui Generis planning consent. Other uses will be considered on merit.

The property benefits from a licence allowing late night refreshment until the following times;

Friday & Saturday	2.30am
Thursday	1.30am
Sunday – Wednesday	00.30am

Rent

£290,000 per annum exclusive.

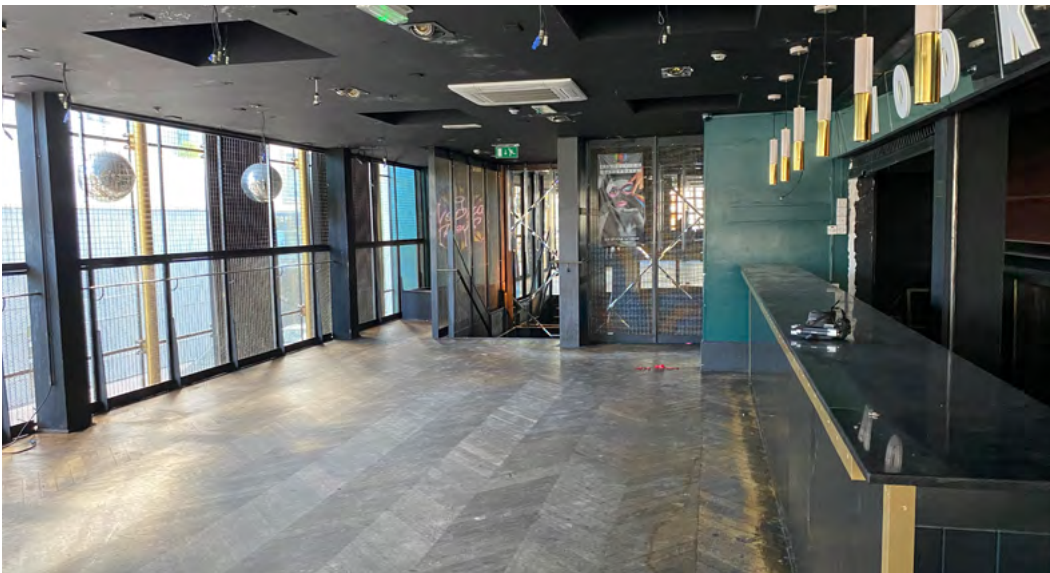
Business Rates

Rateable Value: £135,000

Rates Payable (2024/25): £76,410

Lease Terms

The premises are available by way of a new effective FRI lease, subject to five yearly upward only rent reviews, for a term of years to be agreed.



Contacts

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