

46-48 CLAPHAM HIGH STREET

LONDON • SW4 7UR



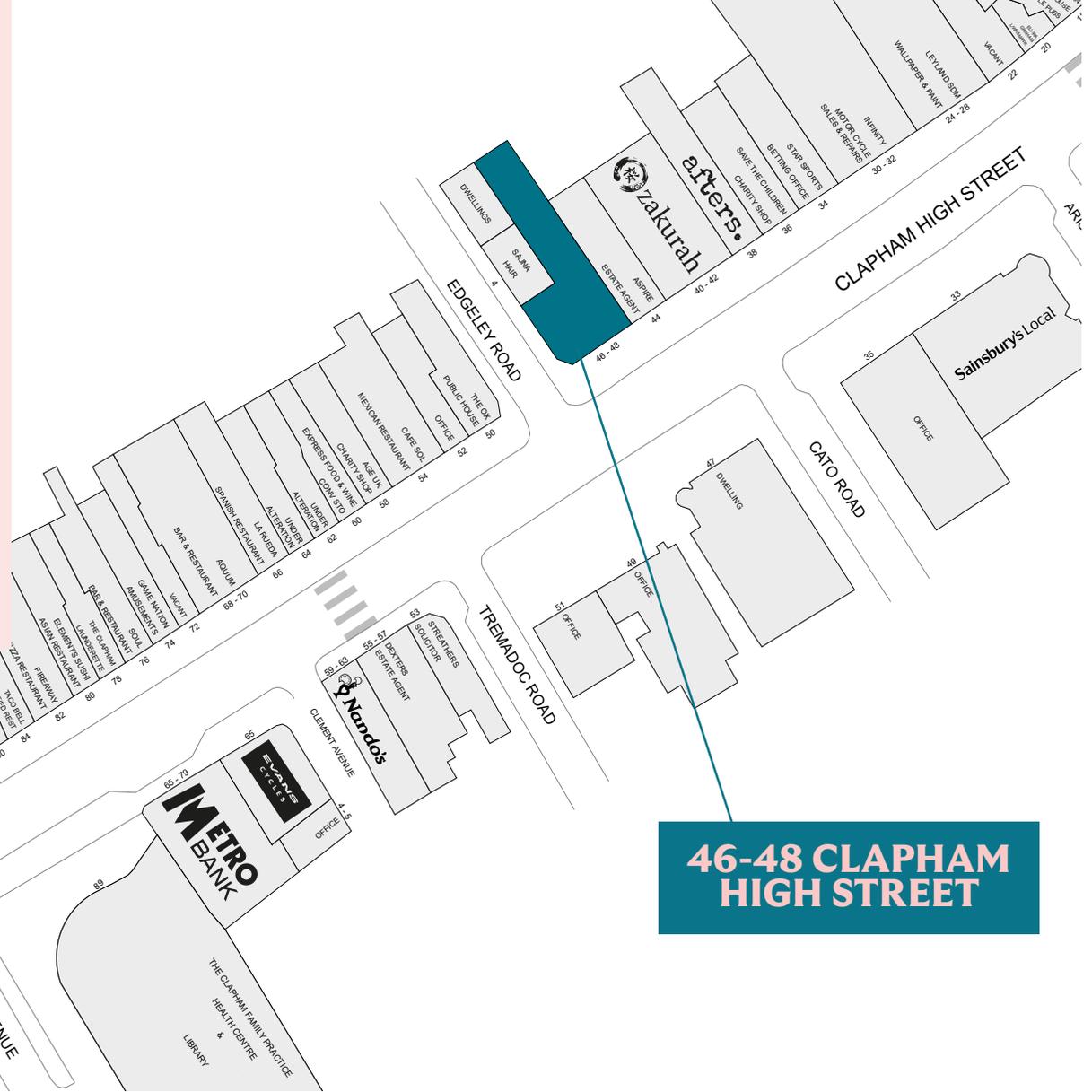
Prime Leisure Opportunity To Let

forge

Location

The subject premises occupy a prominent corner position on Clapham High Street, a vibrant and high footfall retail and leisure destination. The location benefits from excellent visibility and is just a few minutes' walk from both Clapham North underground and Clapham High Street overground station. Clapham is an affluent South London location, supported by high residential values with strong retail and restaurant spend.

Whilst the area still benefits from a well-established food and beverage scene that drives consistent trade throughout the week and at weekends, the High Street is in the midst of a transition, with the arrival of M&S Food, Rebel, Vision Express, Holland & Barrett, Townhouse and a mix of independent coffee, fitness and lifestyle brands. This repositioning caters to the local demographic and ensures that the High Street can thrive throughout the week at all times of day. This feeds through toward Clapham Common where recent openings include Rudy's Pizza, Lina Stores and Berbere.



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Description

This property benefits from a substantial return frontage on Edgeley Road, providing excellent natural light and strong visibility from the High Street. The unit also offers a generous floor-to-ceiling height, creating an outstanding signage opportunity and allowing the property to stand out prominently from neighbouring occupiers.

There is access off Edgeley Road which can be used for servicing the unit, along with a rear service yard for storing refuse.

The unit will be free of loose fixtures and fittings, with the extract route, toilets and HVAC system remaining in place.

The property is arranged over ground floor only, comprising the following gross internal area (GIA);

Ground Floor	3,700 sq ft
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Planning & Licensing

We understand that the property benefits from Class E planning consent. Other uses will be considered on merit. It also benefits from a valuable late night alcohol licence (further detail available on request).

Business Rates

Rateable Value (from April 2026): £110,000

Rates Payable (from April 2026): £47,300

Interested parties should make their own enquiries to Lambeth Council on 020 7926 1000.

Rent

£180,000 pax.

Lease Terms

The premises are available by a way of a new effective FRI lease, subject to 5 yearly upwards only rent reviews.



Contacts

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