

# Clapham, London SW4

## 167 Clapham High St

Prime Class E Opportunity



### Location

The Subject property is prominently located on Clapham High Street, a vibrant and high footfall retail and leisure destination. The location benefits from excellent footfall and is located directly opposite Clapham Common Station.

Nearby occupiers include **Simmons, Wingstop, ShakeShack, Berbere, Honest Burger, Venn St Records, Five Guys, M&S Food and Holland & Barrett.**

### Demise

The subject property is arranged over ground and lower ground levels, comprising the following approximate net internal areas:

|               |                    |                 |
|---------------|--------------------|-----------------|
| Ground Floor  | 1,361 sq ft        | 126.4 sq m      |
| Lower Ground  | 1,104 sq ft        | 102.6 sq m      |
| <b>Total:</b> | <b>2,465 sq ft</b> | <b>229 sq m</b> |

### Tenure

The property is available by way a new effective FRI lease for a term of years to be agreed.

### Rent

Upon application

### Rates

|                       |         |
|-----------------------|---------|
| <b>Rateable Value</b> | £67,000 |
| <b>Rates Payable</b>  | £28,810 |

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

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

020 7190 9801  
forge-cp.com

Liam Jones  
07990 335 016  
liam@forge-cp.com

Amy Kenningham  
07393 764 822  
amy@forge-cp.com

