



22 North Street, Clapham, London, SW4 0HB

Summary

- Ground Floor and Basement Only
- Close to Clapham Common and Wandsworth Road Stations
- A3 Use
- Rent: £33,000 per annum
- **Premium Offers Invited**

Viewing is strictly by prior appointment with sole agent
Davis Coffey Lyons:

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Location

The property is located in Clapham in the London Borough of Wandsworth. The property fronts North Street a road that north leads to the A3205 and the A24 to the south. The surrounding area comprises of residential dwellings, retailers, restaurants and licensed operators.

The property has the benefit of being close to Clapham Common Underground Station to the south and Wandsworth Road Overground Station to the north. For a better understanding of the location, please review [Google Street View](#)



Property

The property is set out over ground floor and basement levels of a three storey building of brick construction.

The ground floor comprises of a restaurant area for approximately 50 covers. To the rear of this area is a small single bar servery and trade kitchen. The basements consists of a private dining area for approximately 15 covers, customer WC's and a manager's office.

Ground Floor	47 sq m	506 sq ft
Basement	33 sq m	355 sq ft
Total	80 sq m	861 sq ft

Tenure

The property is held on a 15 year lease expiring in 2025 at a rent of £33,000 per annum, with five yearly rent review pattern. The lease is contracted inside the Landlord and Tenant Act 1954.

Premium

Premium offers invited.

Planning

The property currently has A3 planning consent.

Business Rates

The property is listed in the VOA business rates list as having a draft rateable value for 2017 of £18,500.

Licensing

The property benefits from a Premises Licence which permits the sale of alcohol from 11.00 am until 12.00 pm every day.

EPC

An EPC will be provided upon request.

Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction.

All prices quoted may be subject to VAT provisions. The staff are unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are intending to inspect as a customer in the first instance.

Viewing

All viewings should be arranged through sole agents, Davis Coffe Lyons.

