# DAVIS COFFER LYONS

## CONFIDENTIAL LEASEHOLD FOR SALE 861 SQ FT A3 PREMISES CLAPHAM, SW4



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 Coffer Lyons:

Connie Start Associate Director 0207 299 0695 cstart@dcl.co.uk Paul Tallentyre Executive Director, Pubs & Bars 0207 299 0740 ptallentyre@dcl.co.uk

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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 <u>Google Street</u> <u>View</u>



#### 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 Coffer Lyons.



#### THECOFFERGROUP

Davis Coffer Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffer Lyons Limited.