

CLASS E OPPORTUNITY

CLAPHAM

145 HIGH STREET

Description

Clapham High Street sits within the highly affluent neighbourhood of Clapham, a popular area to live, work, shop and socialise where some of South London's most expensive residential streets can be found overlooking the 220 acre Clapham Common.

The subject property is located on the western side of Clapham High Street.

Nearby retailers include **Sainsbury's**, **Betfred**, **Boots** and **Eco (British Restaurant)**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall with basement and first floors providing the following approximate areas:

Ground Floor	1,989 sq. ft.	(184.78 sq. m)
First Floor Ancillary	660 sq. ft.	(61.32 sq. m)
Basement Ancillary	915 sq. ft.	(85.01 sq. m)
Total	3,564 sq. ft.	(331.10 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Lease

The premises are available by way of assignment on the existing lease expiring on 31 July 2029. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£129,500

per annum exclusive.

Subject to Contract

**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£75,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

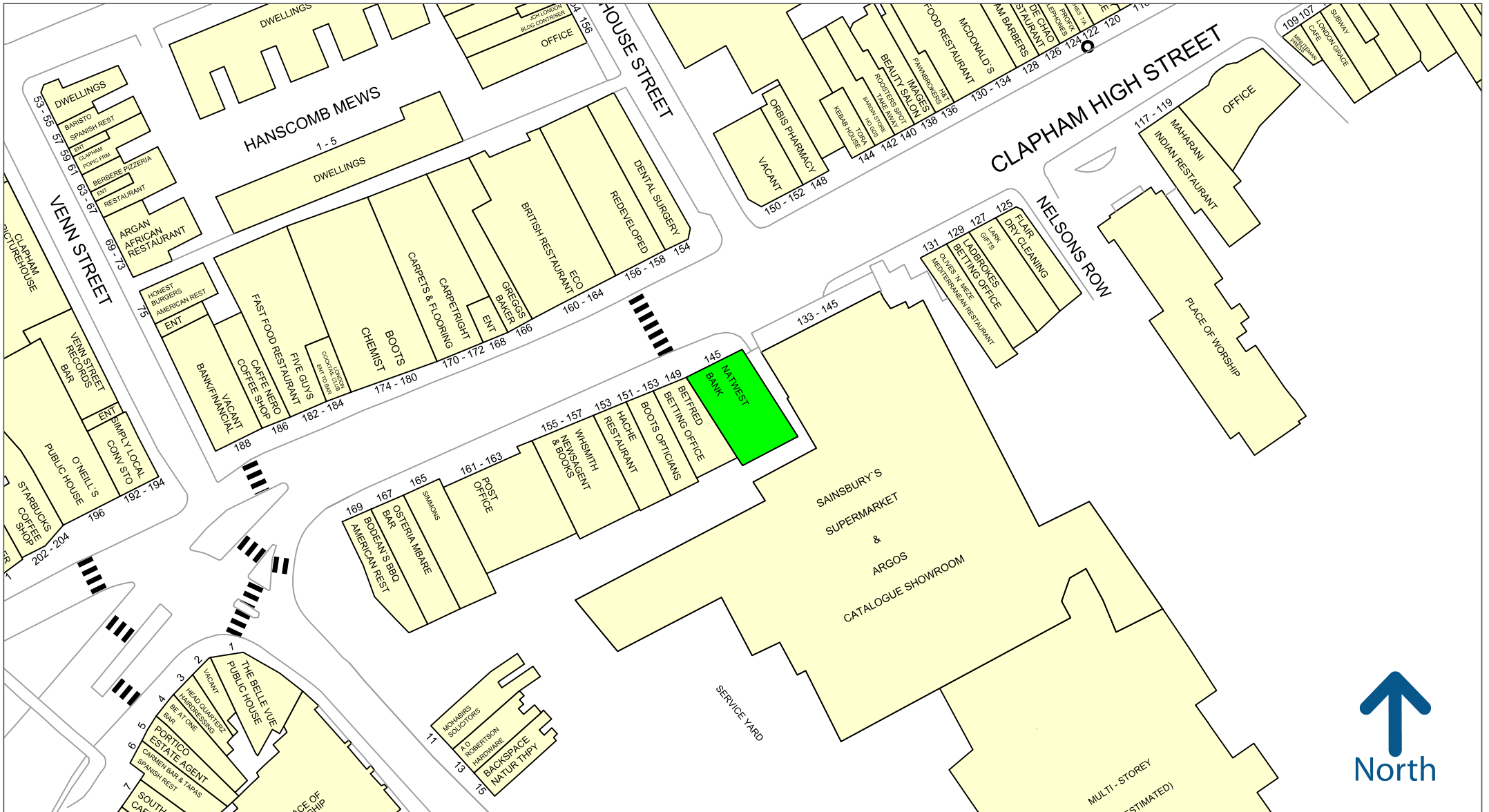
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In partnership with:





50 metres

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