



76-78 Clapham Park Road, London SW4 7BX

TO
LET

1603
Sq Ft

£45,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor, double fronted retail unit previously trading as a bookmakers.

Prominent positioning on the busy Clapham Park Road the property is highly visible to both pedestrian and vehicular traffic.

Internally, there is 1,603 sq ft split across the main retail area to the right and ancillary, storage, WC and staff facilities to the left.

The property can be reconfigured to be entirely open-plan suiting a gym, office, restaurant, or medical use.

Use Class

We understand the property currently has "SG, E (Deemed A1, A2, A3, B1a, and D2, not D1)" use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£45,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date:

ASAP

Lease End Date:

Negotiable

Next Rent Review:

Negotiable

Break Clause:

Negotiable

Accommodation

	Sq M	Sq FT
Ground:	148.90	1603
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	148.90	1603

360 Tour and Floor Plan Available

Rates

Rateable Value: £47,750
Rates Payable (20/21): £23,827 pa*

Local Authority

TBC LB Lambeth

LTA 1954

Negotiable

Utilities

TBC

*Rates Payable may include small business rates and transitional relief where applicable. Parties must make their own enquiries to ensure this is correct.

Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

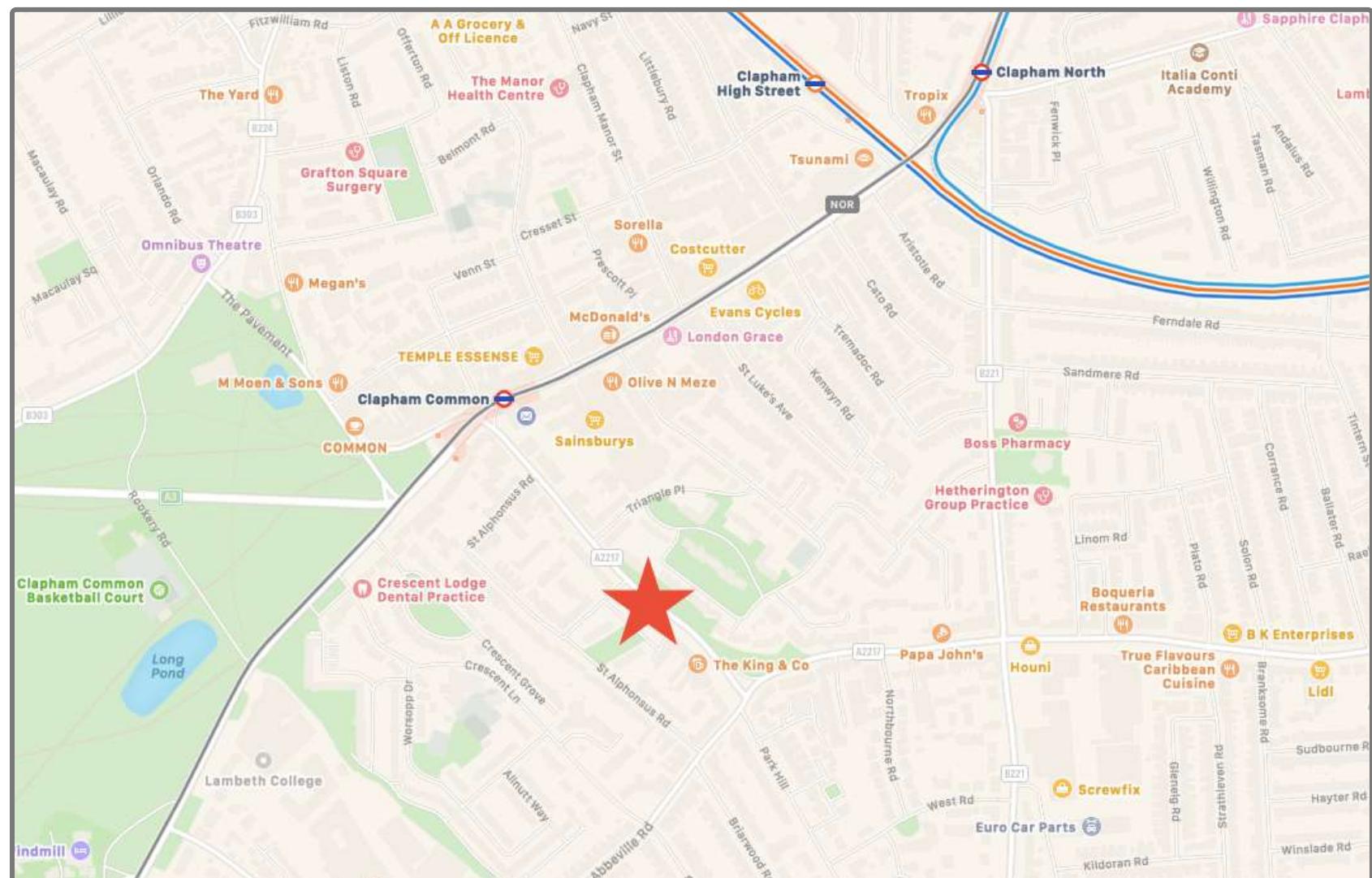
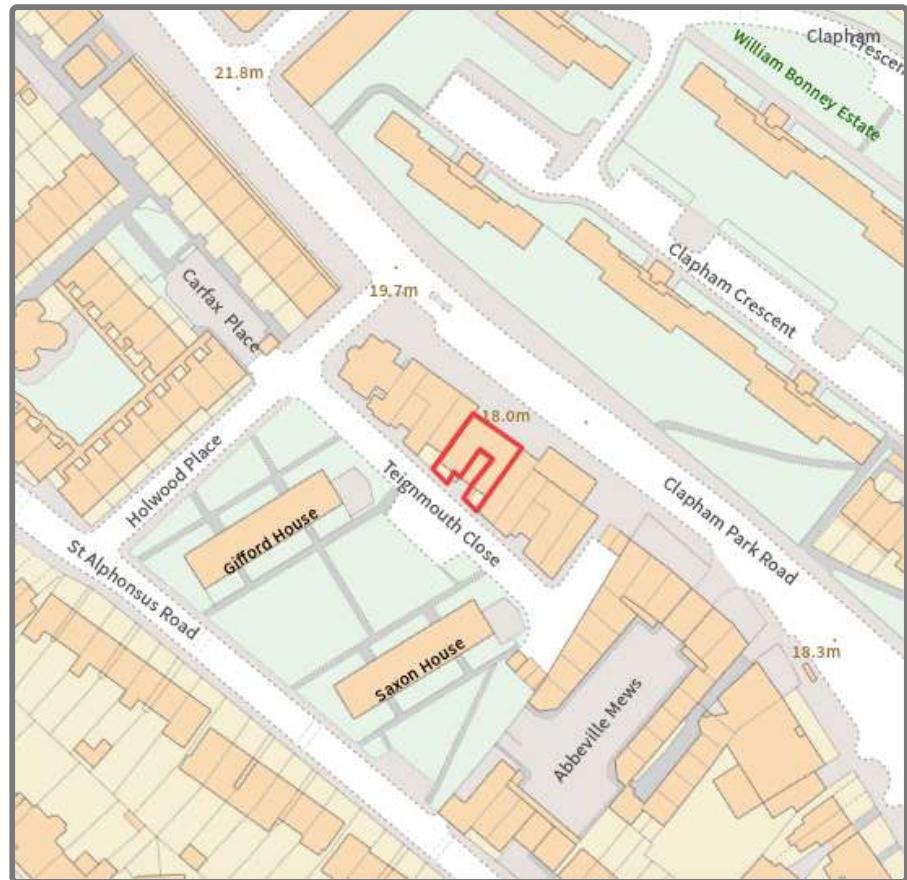
1 Princes Close
Clapham Old Town
London
SW4 0LG
evanspearson.co.uk

Location

The property is located on the South West side of Clapham Park Road, close to the Junction with Holwood Place.

Clapham Common underground station is a 0.2mile, 3 minute walk away connecting you to the Northern Line. A similar distance away you will find Clapham High Street and the amenities it provides and also the Abbeville Village area 5 mins to the South West.

Brixton Town Centre is less than a mile to the East - an 18min walk or short bus journey provides further amenities and transport links.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

1 Princes Close
Clapham Old Town
London
SW4 0LG
evanspearson.co.uk



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.



Evans Pearson

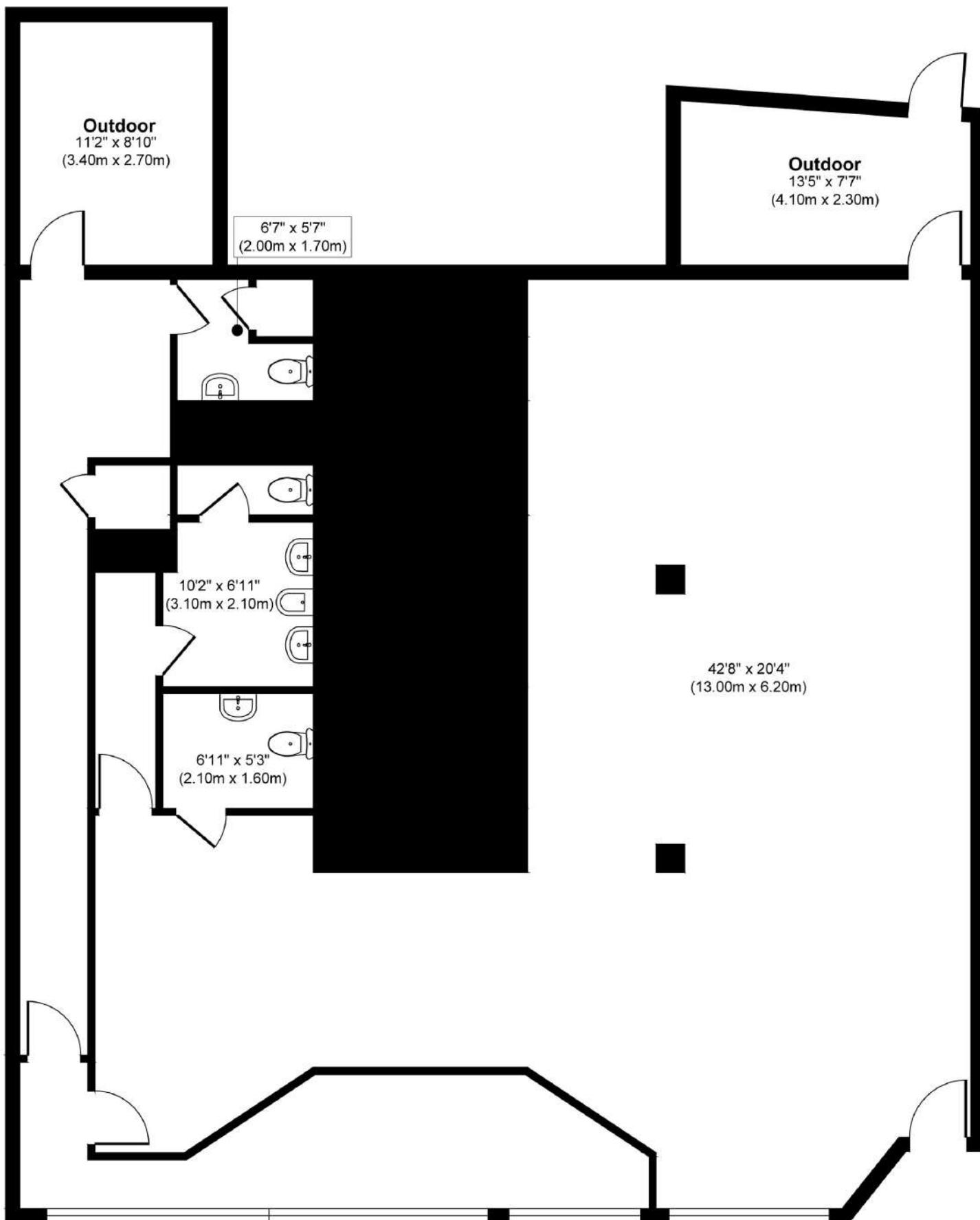
Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

1 Princes Close
Clapham Old Town
London
SW4 0LG
evanspearson.co.uk

76-78 Clapham Park Road, SW4



Evans Pearson
Chartered Surveyors

Floor Plan
Approximate Floor Area
1603 sq. ft
(148.90 sq. m)

Approx. Gross Internal Floor Area 1603 sq. ft / 148.9 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.
Produced by Elements Property



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.