



James ashley
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31 Clapham Park Road | **Clapham** | **London** | **SW4 7EE**
SHOP/ RESTAURANT WITH EXTRACTION TO LET

- ground floor and basement
- 104.8 m² (1,128 ft²) approx.
- former restaurant with external extraction
- 'e' use class
- rent: £32,500 per annum
- new lease available

DESCRIPTION

Former restaurant with external extraction comprising a front seating area with serving bar, further seating area with 2 WCs, and a rear kitchen. The ground floor ceiling height is 3.14M at the front and reduces to 2.4 at the rear. The basement storage area has 1.75M ceiling height.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant and office. Alternative uses will be considered subject to planning consent.

LOCATION

31 Clapham Park Road occupies a prominent position in the heart of Clapham, one of South West London's most vibrant commercial and residential districts. The property is within a short walk of Clapham North Underground Station (approximately 0.3 miles), Clapham High Street Overground (0.4 miles) and Clapham Common Underground Station (0.5 miles), providing excellent access to the Northern Line, London Overground and an extensive bus network.

The surrounding area benefits from a strong mix of national and independent retailers, cafés, restaurants and leisure operators. Nearby occupiers include Sainsbury's, Waitrose, Pret A Manger, Costa Coffee, Starbucks, PureGym and Anytime Fitness, together with the extensive amenity offering of Clapham High Street, Acre Lane and Clapham Common, reinforcing the location's appeal as one of South London's most established business destinations.

ACCOMODATION

Ground Floor	87.9 m ²	946 ft ²
Basement	16.9 m ²	182ft ²

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value is £22,250.

Contact Lambeth Council on 0207 926 1000 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos

