

Former Bowls Pavilion

To Let



Prominent Location
Clapham Common
West Side, London, SW4
9AN



Offers in excess of
£25,000 per annum



Planning
Class F

Get more information

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**AVISON
YOUNG**

Seeking a recreational, social or educational use

Clapham Common Bowls Pavilion

Description

Clapham Common is one of London's largest and most popular public open green spaces and is a destination for many due to its extensive leisure and sporting offering, community events, cafes and serenity.

The former Bowls Pavilion is located on the west side of the Common between Clapham Common West Side and the A205. Only a 5 minute walk from Clapham South Underground Station, this property boasts excellent accessibility. There is also a vast network of bus routes in the immediate vicinity.

The property is single storey and consists an entrance hall, office area with kitchenette, and storage. There is also male, female and disabled WC provision.

Please note: The landlord is **not** seeking offers from food and beverage providers.

Amenities

- Kitchenette
- Ample storage
- Great opportunity
- 5 minute walk to Clapham South Station
- Extensive retail offering nearby
- Popular sports facilities on the doorstep of the unit

Rent

Offers in excess of £25,000 per annum.

Rent Deposit

A 6-month rent deposit will be required.

Lease Terms

A new lease is being offered for a term to be agreed, subject to upward only 3 yearly, RPI/ market rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Planning Consent

Uses within Use Class F of the Town and Country Planning Order 1987 (as amended in 2020), otherwise planning consent will be required for a change of use to another use class order. The use should be compliant with commons legislation and therefore a recreational, social or educational use is sought.

Interested parties should carry out their own due diligence in this regard.

Area

Description	Area	
	Sq M	Sq ft
Ground Floor Area	62.24	670

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

EPC

Available on request.

Legal Costs

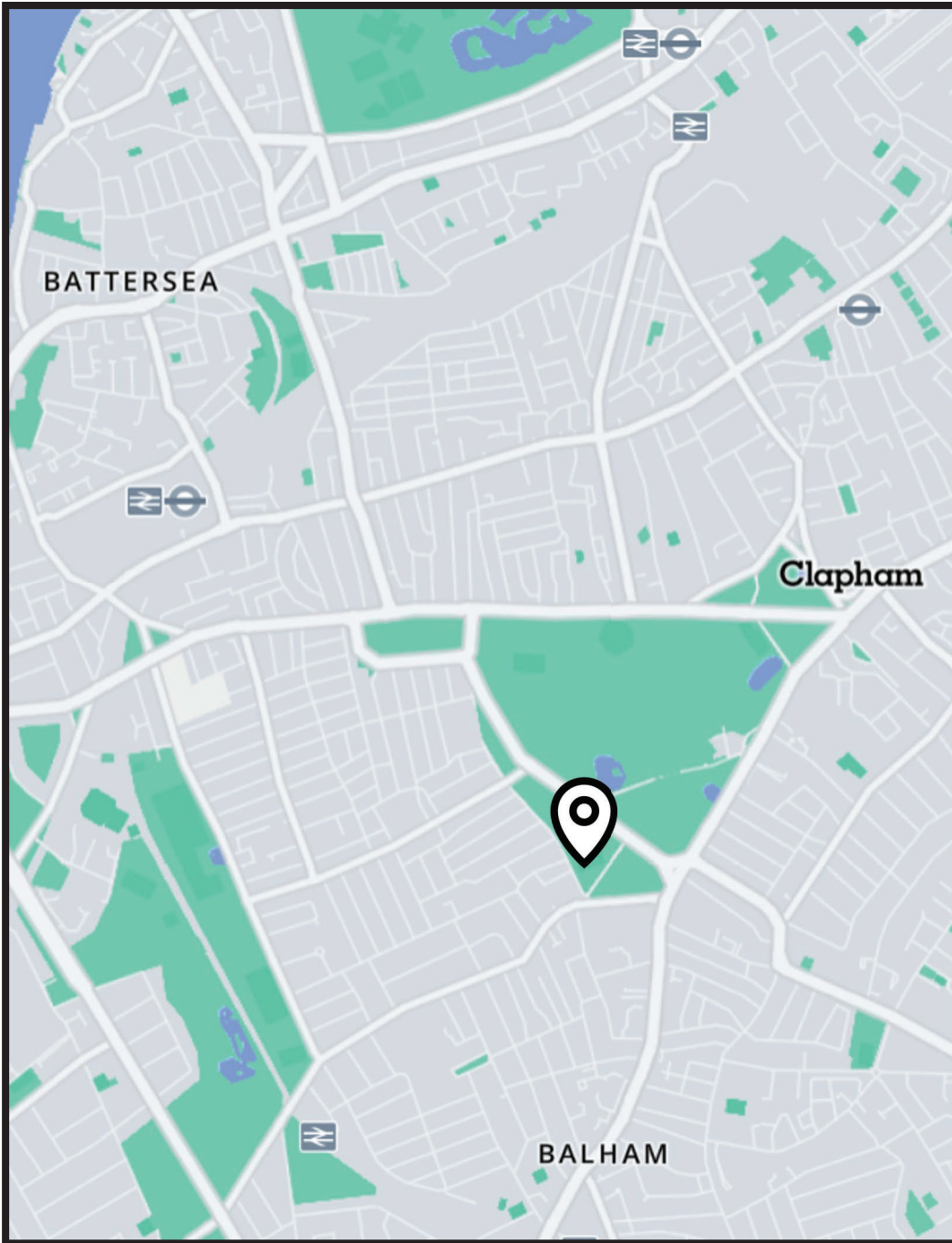
More information on enquiry.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.

Location

Clapham Common Bowls Pavilion



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To find out more, scan the QR code

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