



74 Venn Street, Clapham SW4 0BG

Location

Forming part of Venn Streets vibrant leisure and hospitality destination, the premises are located just off Clapham High Street and a short walk from Clapham Common and the Underground Station. Nearby operators include Venn Street Records, Picturehouse Cinema, Berbere, Honest Burgers and Eco amongst numerous others.

For an understanding of the location please review [Google Street View](#).

Description

Arranged over ground floor only and benefiting from an open plan layout, the premises are well suited to a range of operations. There is scope for an open kitchen using Reco Extraction with additional bar. There is also potential for outside seating onto Venn Street (subject to licensing).

The Landlord will undertake works to provide the following area:

Ground Floor	172 sqm	1,815 sq ft
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Lease

The premises are available by way of new lease for terms to be agreed.

Rent

Offers in excess of £95,000 pax will be considered.

Rating

The current rateable value of the premises will be reassessed upon completion of works. All parties are advised to satisfy themselves via enquiries to Lambeth Council.

Planning

The premises benefit from E Class Planning permission.

Licensing

Incoming operators will need to apply for a new premises licence from Lambeth Council.

Further Details

An EPC has been commissioned and certificate available upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with joint sole agent Davis Coffey Lyons: dcl.co.uk

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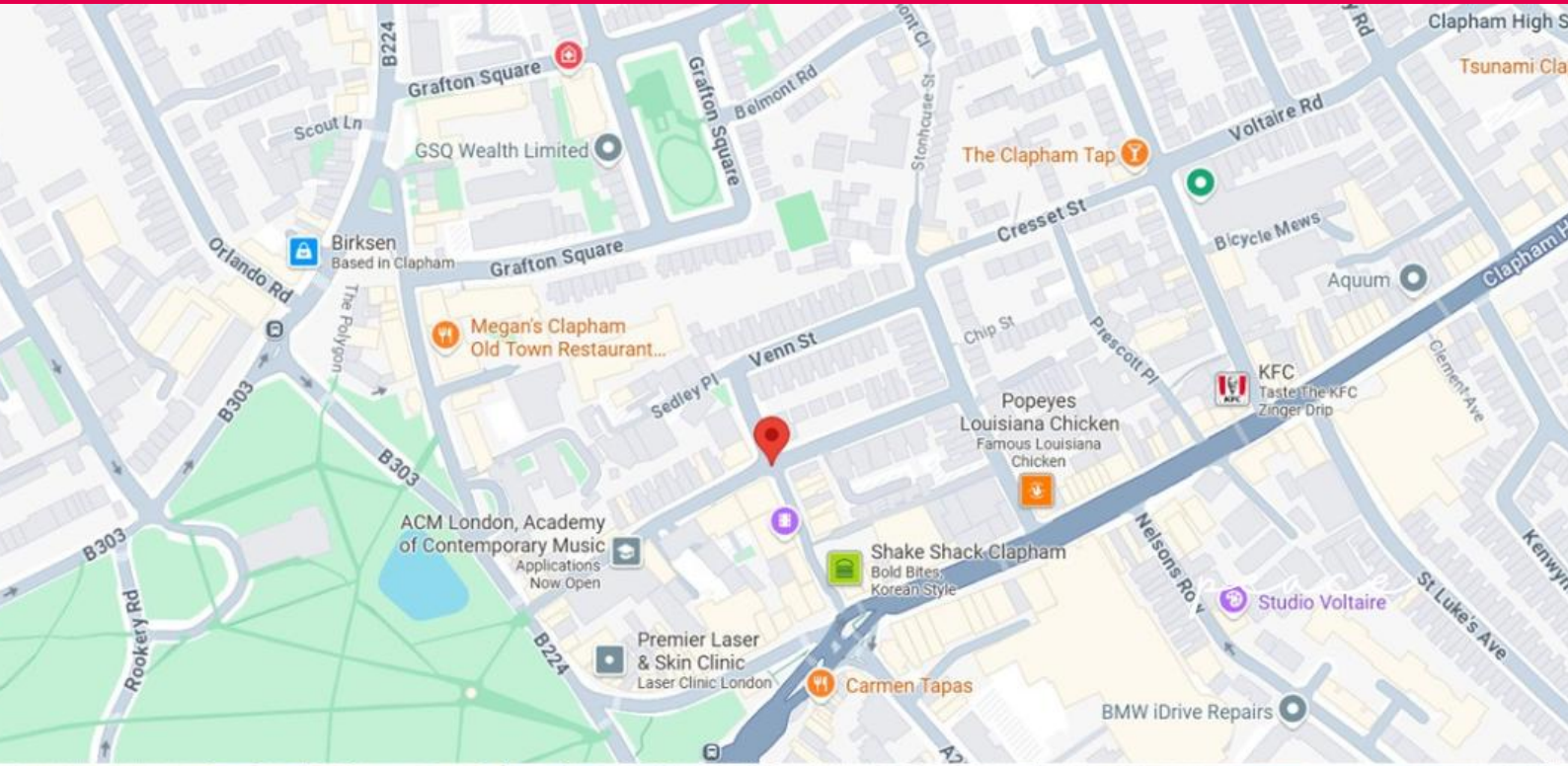
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NEW LEASE- CLAPHAM, SW4

1,815 SQ FT E - CLASS OPPORTUNITY



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