

Commercial for Rent - £2,292 per month

Lavender Hill, Clapham, SW11 5QL



KEY FEATURES:

- PREMIUM/GOODWILL £125,000.00
- SIZE 1,270 SQ/FT
- PRIME LOCATION

Description

Residenza are proud to offer a prime located shop currently trading as a Portuguese restaurant with Class E (formerly known as Class A3/A5) use on Lavender Hill, SW11. The property is situated on a busy parade and benefits from a high footfall pass by trade.

Postcode: SW11 5QL

EPC: TBC

Use: Class E (Trading as a Portuguese Restaurant) (formerly known as Class A3/A5)

Rent: £27,500 per annum

Rates: Rateable value of £13,750 P/A

Rent Review: Every 5 Years - next rent review 2028

Lease: Transfer of existing 20 year lease dated 2013 thus having 7 years unexpired with option to renew

Size: 1,270 Sq/Ft

Weekly Takings: £8,000 PW

Premium: £125,000.00

Terms: Quarter rent and deposit in advance

Legal Fees: Incoming tenant liable for own and freeholders legal costs

Opening Hours: Sunday - Thursday 07:00 am till 12:00am, Friday - Saturday 07:00 - 01:30

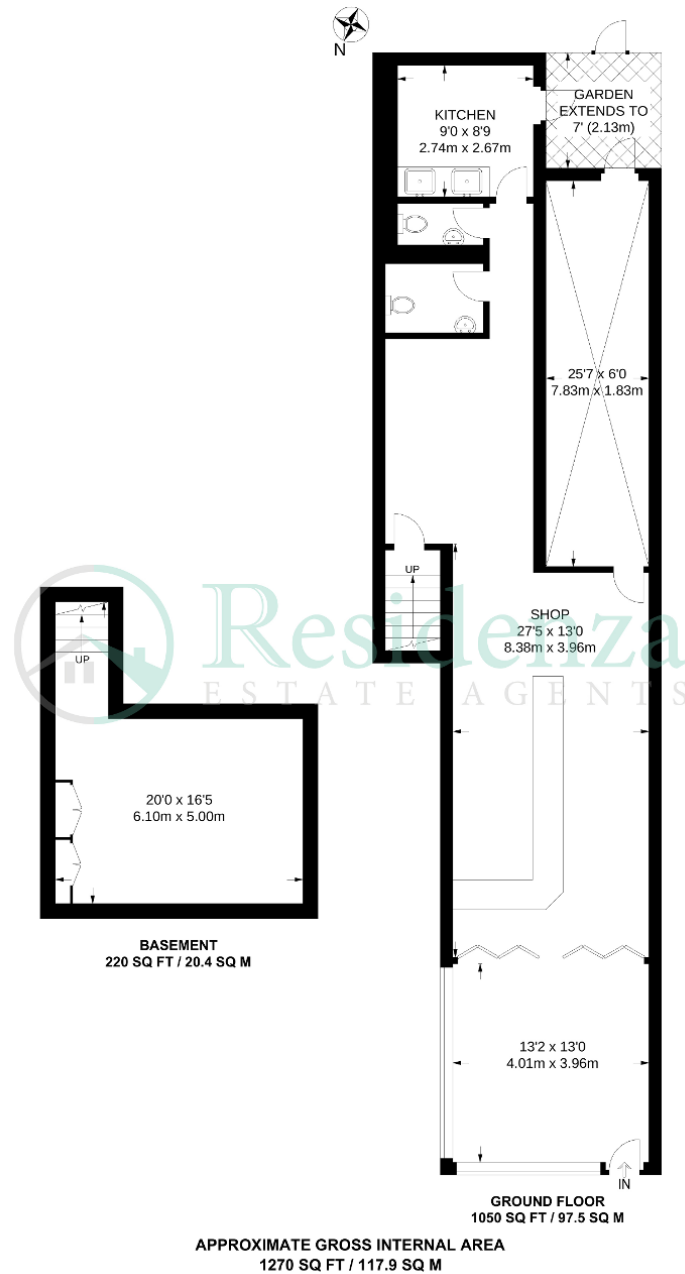
Covers: 40 + Covers

Licence: Alcohol & late night

To view this property, contact our commercial team or visit our website www.residenzapropertiesltd.com



Floorplan(s)



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		