



RARE CLASS E UNIT OPPOSITE CLAPHAM COMMON UNDERGROUND STATION
~RENT REDUCED~ £85,000 PER ANNUM
11 CLAPHAM COMMON SOUTHSIDE, LONDON, SW4 7AA

 **Willmotts**
The Complete Property Service
020 8748 6644

- PRIME, VISIBLE LOCATION 30 YARDS FROM A POPULAR TUBE
- AFFLUENT AND BUSY DESTINATION
- NEW LEASE AVAILABLE
- VARIOUS USES CONSIDERED
- GROUND AND BASEMENT – APPROX. 2,321 SQ. FT. (215.6 SQ. M.)

Location

The subject property is located on Clapham Common Southside (A3), close to its intersection with Clapham High Street and The Pavement (B224) which are notably busy commercial parades with recognisable operators close by including Iceland, Pret A Manger, Starbucks and Shake Shack. The premises are visible from the eastern corner of the popular Clapham Common which is 100 yards from the property. Clapham Common Underground (Northern Line) is 30 yards away which provides quick links into Central London

Description

The premises occupy a mid-terrace position and are arranged over ground and basement levels, forming part of a five-storey building with residential on the upper parts. We understand that the outgoing tenant, TSB, will remove the cash machines and re-instate the entrance door. The space internally is currently arranged as offices with partitioned rooms and a kitchenette. There is a suspended ceiling with air conditioning in place.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, , however interested parties should confirm this with the Local Authority.

EPC

Energy performance certificate has a rating of C(51). A copy of the EPC will be available upon request.

Rateable Value

The premises will be revalued on its own for business rates purposes, however interested parties should make their own enquiries of the VOA.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	164.1	1,766
Basement	51.5	555
Total	215.6	2,321

Terms

£85,000 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Occupation

Upon completion of legal formalities.

Service Charge

TBA

Local Authority

London Borough of Lambeth.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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