

## CLAPHAM COMMON – 149 HIGH STREET, SW4 7SS



- 100% PRIME CLAPHAM HIGH STREET
- SUI GENERIS (PERMITTED E) USE
- PRIVATE DEMISED REAR GARDEN

### Location

The property occupies a prominent position on the south side of Clapham High Street, close to the junction with The Pavement, and directly opposite what is soon-to-be M&S.

Nearby occupiers include **Sainsbury's, Holland & Barrett, Vision Express, Greggs, Boots, Shake Shack, Five Guys, Popeyes, Starbucks, Pret A Manger, Iceland, and Waitrose.**

### Description

The ground floor comprises open plan retail area with WC's to the rear, and hatch access to a Basement (2.5m height).

The property has rear access and a service road, and a demised garden.

We estimate the following Net Internal Areas:

### Accommodation

Ground Floor:	1,169 sq ft	108.60 sq m
Basement:	688 sq ft	63.96 sq m
Private Rear Garden:	851 sq ft	79.06 sq m

### Lease Terms

The premises are available by way of a new effective FRI lease, terms to be agreed.

### Rent

Rental offers are invited in the region of **£80,000 per annum** exclusive.

### Business Rates

Rateable value: £42,250

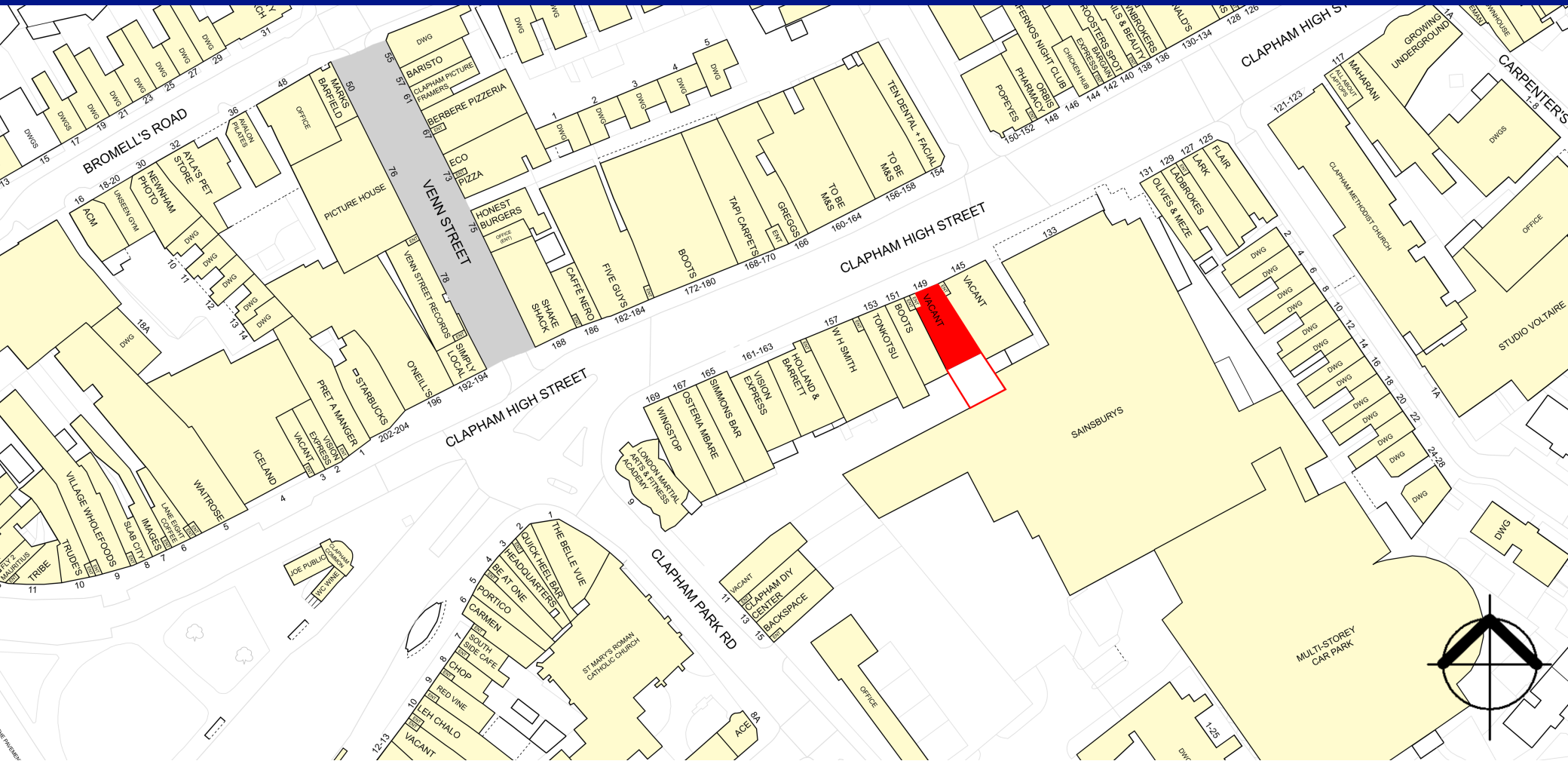
For business rating information visit: [www.voa.gov.uk](http://www.voa.gov.uk)

### EPC

An EPC is available on request.

### Legal Costs

Each party to pay their own legal costs.



The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms. SUBJECT TO CONTRACT. June 25.