

## CLAPHAM COMMON – 12 THE PAVEMENT



- PRIME CLASS E UNIT TO LET
- AVAILABLE ON A NEW LEASE
- OVERLOOKING CLAPHAM COMMON

### Location

The premises are situated on the North side of The Pavement, looking over Clapham Common and a 15 second walk to the Underground Station.

Nearby occupiers include **Waitrose, Blank Street Coffee, Pret A Manger, Starbucks, Rudy's Pizza, Chango, Lina Stores, Oliver Bonas, Shake Shack and Slab City Pizza.**

### Description

The premises comprise a prominent class E unit arranged over ground and lower ground floors.

We estimate the following Net Internal Areas:

### Accommodation

Ground Floor:	369 sq ft	34.28 sq m
Lower Ground Floor:	461 sq ft	42.80 sq m

### Lease Terms

The premises are available on a new effective FRI lease; for a term to be agreed.

### Rent

Offers in the region of **£55,000 per annum exclusive.**

### Business Rates

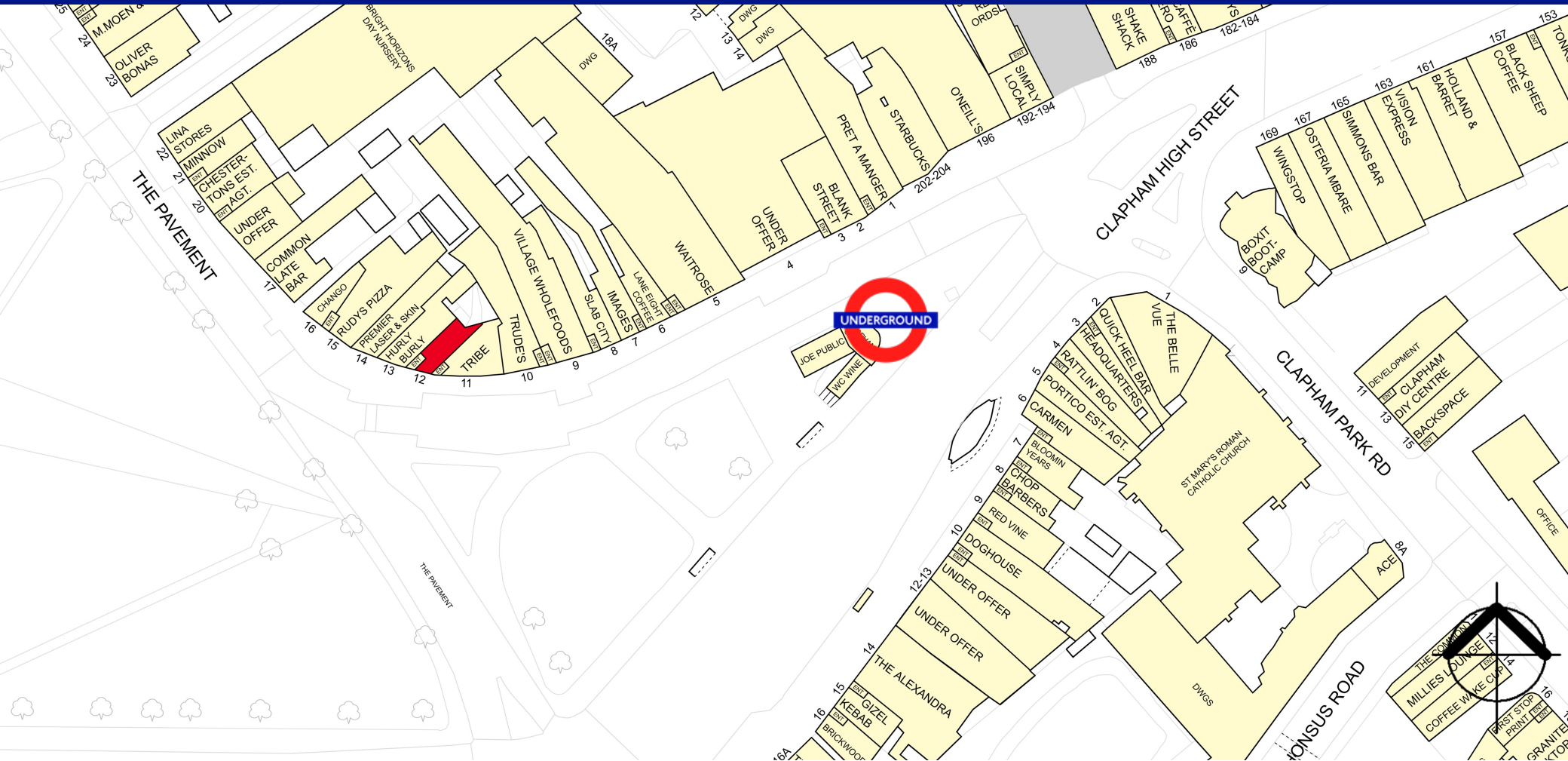
Rateable value (From April 2026): : £31,250

### EPC

The property has an EPC rating D (94)

### Legal Costs

Each party to pay their own legal costs.



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