



TORRIDON

LONDON SW4 7UG – 161-163 CLAPHAM HIGH STREET

CAFE/RESTAURANT/RETAIL OPPORTUNITY IN 100% PRIME LOCATION



CONTACT

Viewings are by appointment through the solely appointed agent Torridon.

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LOCATION

The Premises occupy a prominent position on the southern side of Clapham High Street close to Clapham Common Underground station.

Occupiers in close proximity include **WH Smith, Tonkotsu, Shake Shack, Five Guys, Pret, Waitrose** and a number of other local and national operators.

DEMISE

The premises comprise a well configured Class E unit offering quality sales accommodation over ground floor with a loading bay to the front and rear access.

The property is arranged over ground floor, providing the following approximate Gross Internal Area:

Ground Floor:	4,515 sq ft	419.5 sq m
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The space can be split to suit operators requirements and indicative split options are shown on the back page.

LEASE TERMS

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

PLANNING

The premises benefits from Class E planning use.

VAT

VAT is payable on rent and all other property outgoings.

RENT & SERVICE CHARGE

Upon application.

RATES

Interested parties should verify the figures for themselves through the local authority or by referring to www.voa.gov.uk

EPC

Available upon request.







OPTION A



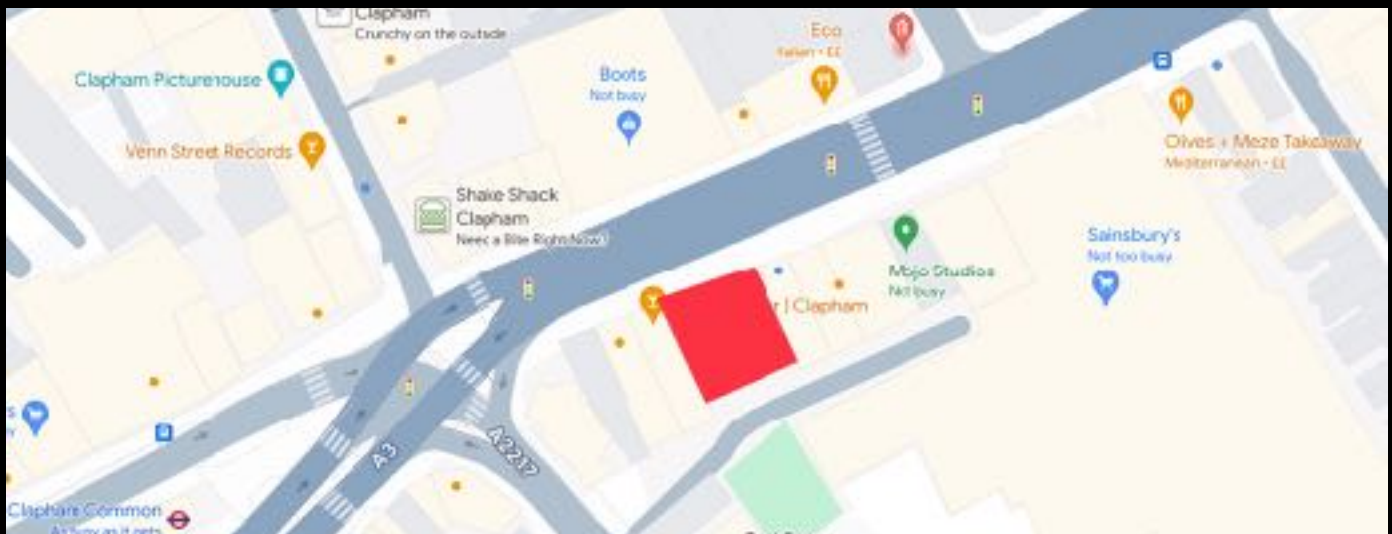
OPTION B



OPTION C



OPTION D



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