



## Prominent Corner Unit To Let

152 Clapham High Street, London, SW4 7UA

### Prime Retail Unit to Let

**1,591 sq ft**

(147.81 sq m)

- Prominent corner unit in prime location on Clapham High Street
- New lease available
- Use Class E
- Nearby occupiers include Sainsbury's, McDonalds, WH Smith, Boots, Cafe Nero & Superdrug.

# Prominent Corner Unit To Let, 152 Clapham High Street, London, SW4 7UA

## Summary

<b>Available Size</b>	1,591 sq ft
<b>Rent</b>	£95,000 per annum
<b>Rates Payable</b>	£28,928 per annum
<b>Rateable Value</b>	£56,500
<b>EPC Rating</b>	D (95)

## Location

Clapham is a popular South London suburb located 5 miles from Central London. The surrounding residential area is affluent with good transport links into Central London including the Northern Line and London Overground.

The property is located in the primary retail core of the High Street in a prominent corner directly opposite Sainsbury's and close to Superdrug, WH Smith, Boots, Cafe Nero, Greggs, Eco Restaurant, NatWest, Five Guys and McDonald's.

## Description

The property is a very prominent ground floor corner unit with substantial double frontage to Clapham High Street. The unit was a former retail bank with glazed frontage. The unit benefits from three-phase power & there is an outdoor area at the rear for bin-storage.

## Accommodation

The accommodation comprises of the following.

Name	sq ft	sq m	Availability
Ground - Retail	1,591	147.81	Let
<b>Total</b>	<b>1,591</b>	<b>147.81</b>	

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Planning

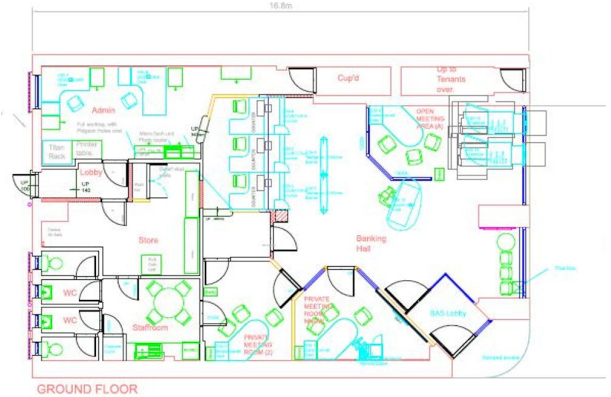
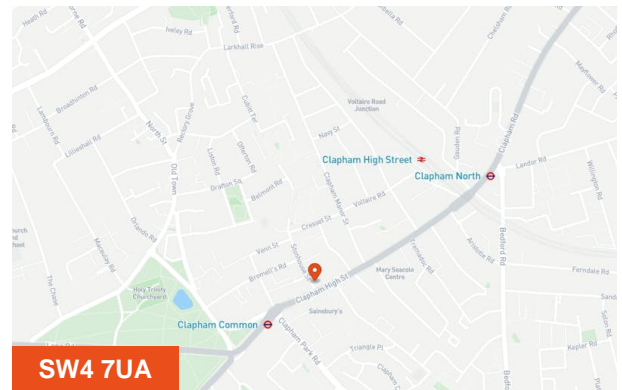
The property is classified 'Use Class E' under the Planning Use Class Order 2020.

## Legal Fees

Each party is to bear their own costs involved in this transaction.

## Viewings

For further information or to view please contact the sole letting agents Hartnell Taylor Cook.

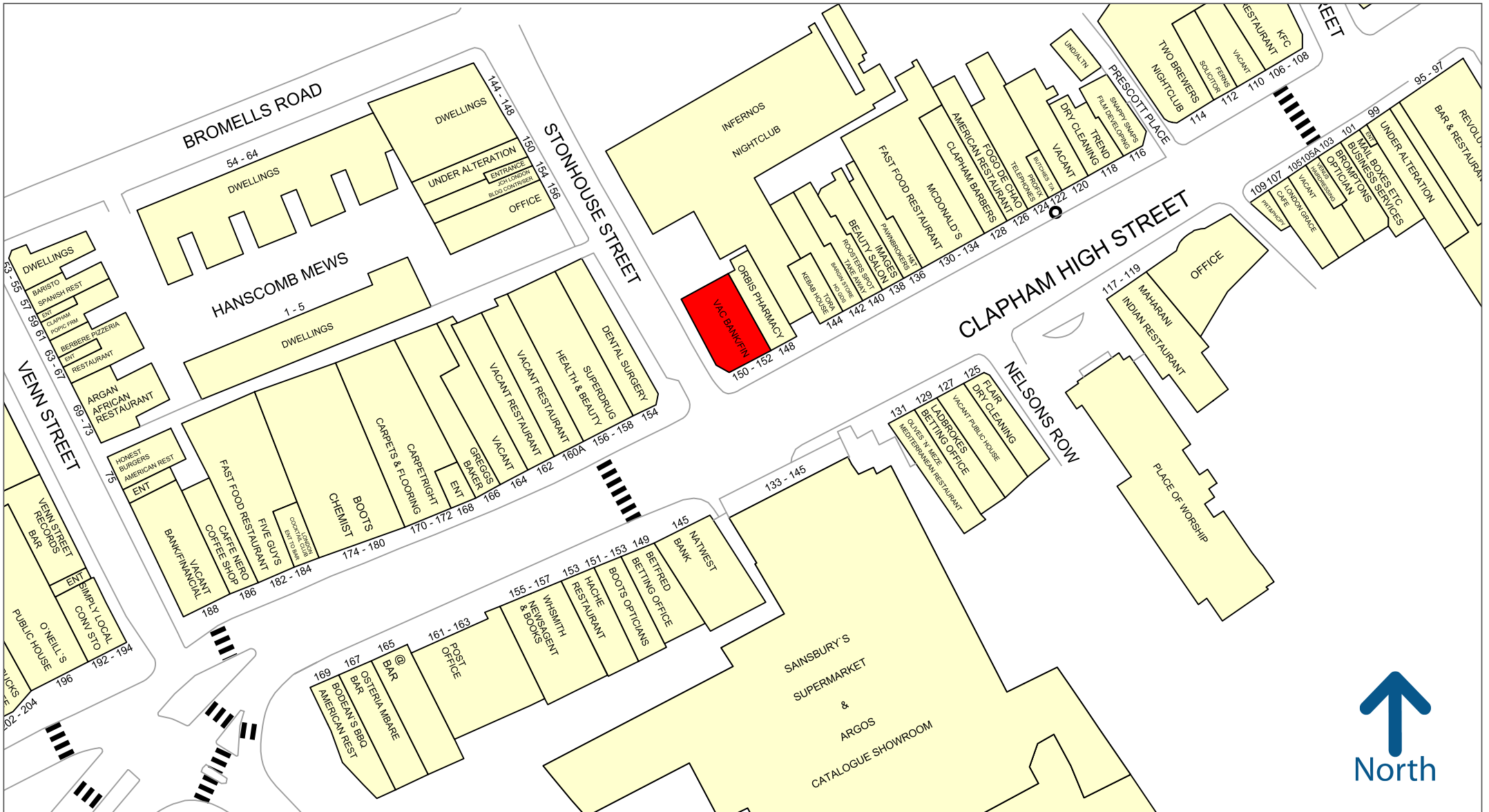


## Viewing & Further Information

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50 metres

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