

Est. 1955

# Tarn &Tarn

40-42 CLAPHAM HIGH  
STREET  
CLAPHAM  
LONDON  
SW4 7UR

DOUBLE FRONTED  
RETAIL UNIT

c. 2,500 FT<sup>2</sup>



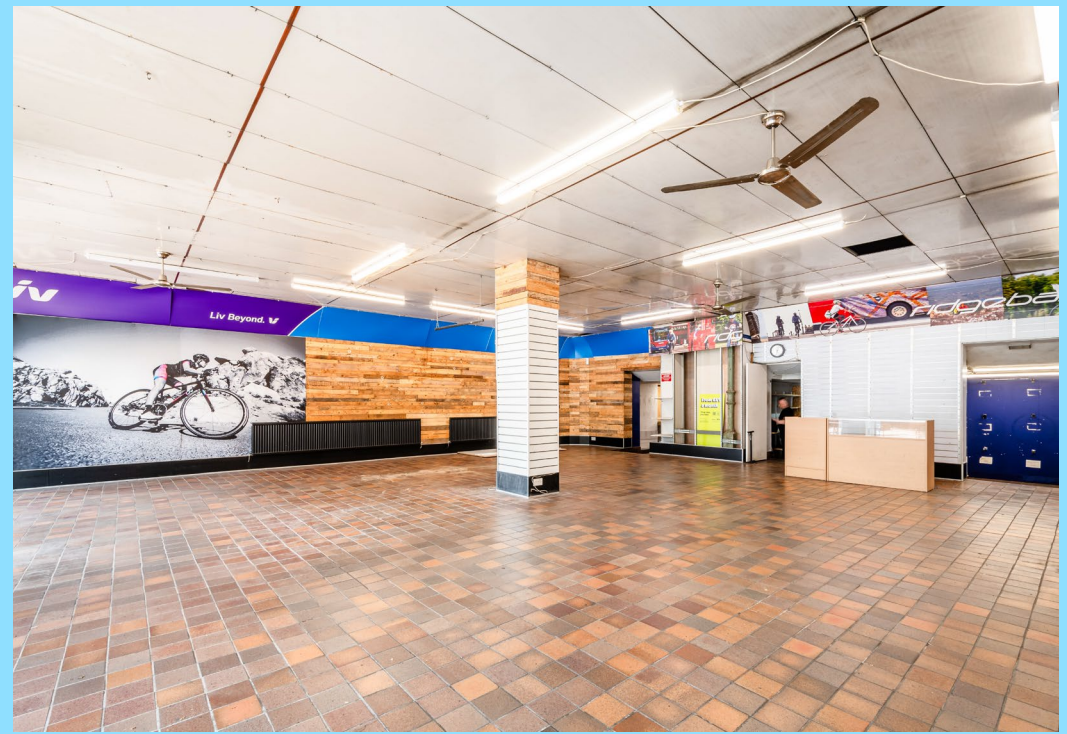
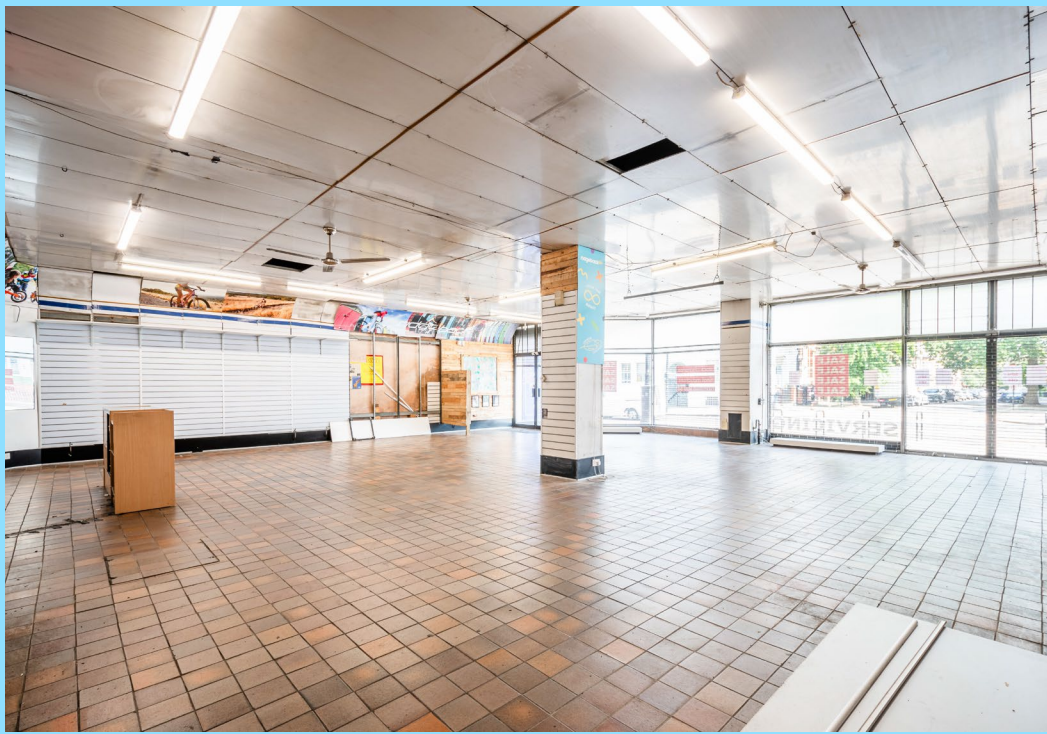
# DESCRIPTION

The available accommodation is a self-contained, double-fronted E-class unit, located on the ground floor within this mix-use building. This versatile space features an open-plan layout, good natural light, and great ceiling height — 3 m with the existing suspended ceiling, or up to 3.72 m if the suspension is removed. Situated in a prominent position on Clapham High Street, the unit offers excellent transport links, making it an ideal opportunity for any business operating under the E-use class seeking a presence in the South West London area.

# SUMMARY

- Double Frontage
- High Footfall Area
- Security Shutters
- Excellent Transport Connectivity
- Open Plan
- Great Ceiling Height (Up to 3.7m)
- Prominent Position
- Good Natural Light
- Self-Contained
- WC Facility








# LOCATION

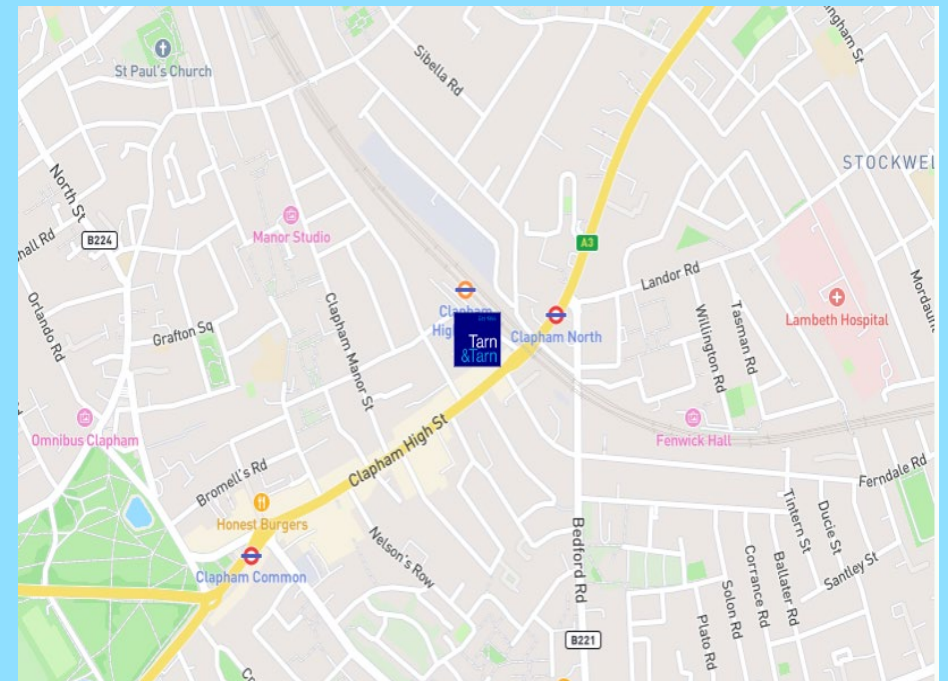
## THE AREA

Located on the North side of Clapham High Street, this area is celebrated for its unique charm and ambiance. It boasts a mix of trendy cafes, lively pubs, bustling markets, and a vibrant nightlife scene. Clapham Common, Clapham High Street, and Clapham North stations are all within a short walking distance, providing easy access to the rest of London via the Northern Line and Overground Line.



## TRANSPORT

-  Clapham High Street (2-minute walk) – **Overground Line**
-  Clapham North (4-minute walk) – Northern Line
-  Clapham Common (7-minute walk) – Northern Line



# ACCOMMODATION

| FLOORS       | FT <sup>2</sup> | PASSING RENT (£ PA) | SERVICE CHARGE | BUSINESS RATES (£ PA) | TOTAL YEAR         |
|--------------|-----------------|---------------------|----------------|-----------------------|--------------------|
| Ground Floor | c.2,500         |                     |                |                       |                    |
| <b>TOTAL</b> | <b>c. 2,500</b> | <b>£105,000</b>     | <b>N/A</b>     | <b>£26,696.50</b>     | <b>£131,696.50</b> |

## BUILDING INSURANCE

Current Cost: £1,067.89 per annum

## LEGAL COSTS

Each party to bear their own costs

## VAT

Not Applicable

## LOCAL AUTHORITY

Local Authority of Lambeth

## TERMS

A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act of 1954.

## A.M.L, A.B.C & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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Tarn  
&Tarn

## VIEWINGS

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**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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## TEAMS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE  
SINCE 1955.**