

Est. 1955

Tarn &Tarn

40-42 CLAPHAM HIGH
STREET,
CLAPHAM,
LONDON,
SW4 7UR

DOUBLE FRONTED
RETAIL UNIT

c. 2,500 FT²



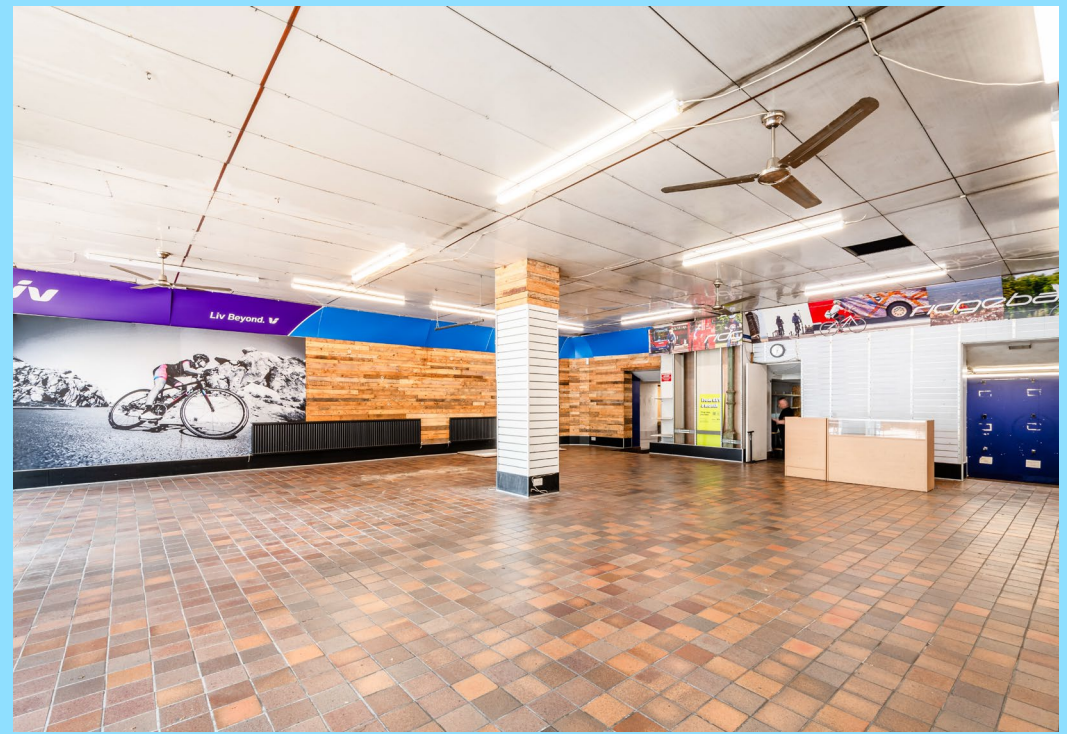
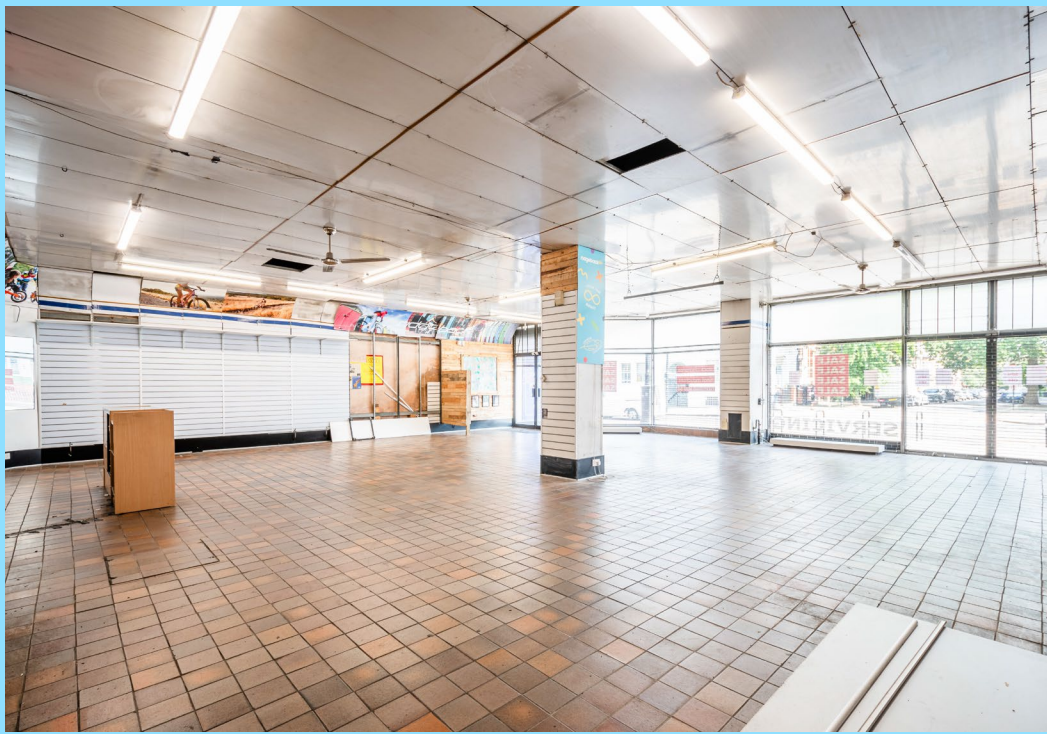
DESCRIPTION

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

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








LOCATION

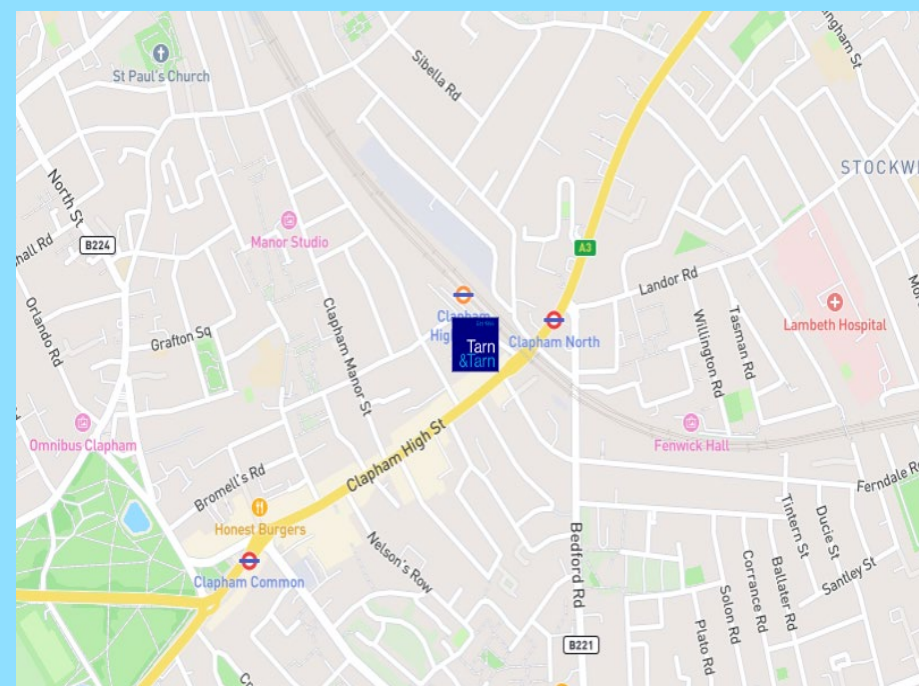
THE AREA

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 ²	ASKING RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground Floor	c.2,500				
TOTAL	c.2,500	£108,000	TBC	£26,696.50	£131,696.50

BUILDING INSURANCE

Current Cost: TBC

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

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.