

Park Café, Clapham Common

Adjacent to Clapham Common changing rooms, The Avenue, London, SW4 9AZ



To Let

Café on Clapham Common

Reece Andrade

Surveyor

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Description

The Café is located on the west side of Clapham Common off the South Circular (A205). It is adjacent to the sports changing rooms and main sports pitches.

Clapham South Underground (Northern Line) and Clapham Junction station are within walking distance and bus stops serving Putney, Clapham Junction, Streatham Hill and Peckham are a short distance away.

This is an exciting opportunity amidst sporting activities such as football, cricket, run clubs and more. Further facilities such as playgrounds, skate parks and tennis courts are within a short walk.

Accommodation	Sq M	Sq Ft
Ground NIA	26	280

Areas quoted are approximate.

Specification

- WC Facilities
- Serving hatch
- Outdoor space for seating.

Terms

The premises are available on a new FRI lease for a term to be agreed. The lease will be excluded from Sections 24-28 of the Landlord and Tenant Act 1954.

The premises will be taken as seen.

Planning Consent

The property has consent for use within Class E(b) of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Rent

Minimum offers of £20,000 per annum exclusive.

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

VAT

The unit is not elected to tax.

Business Rates

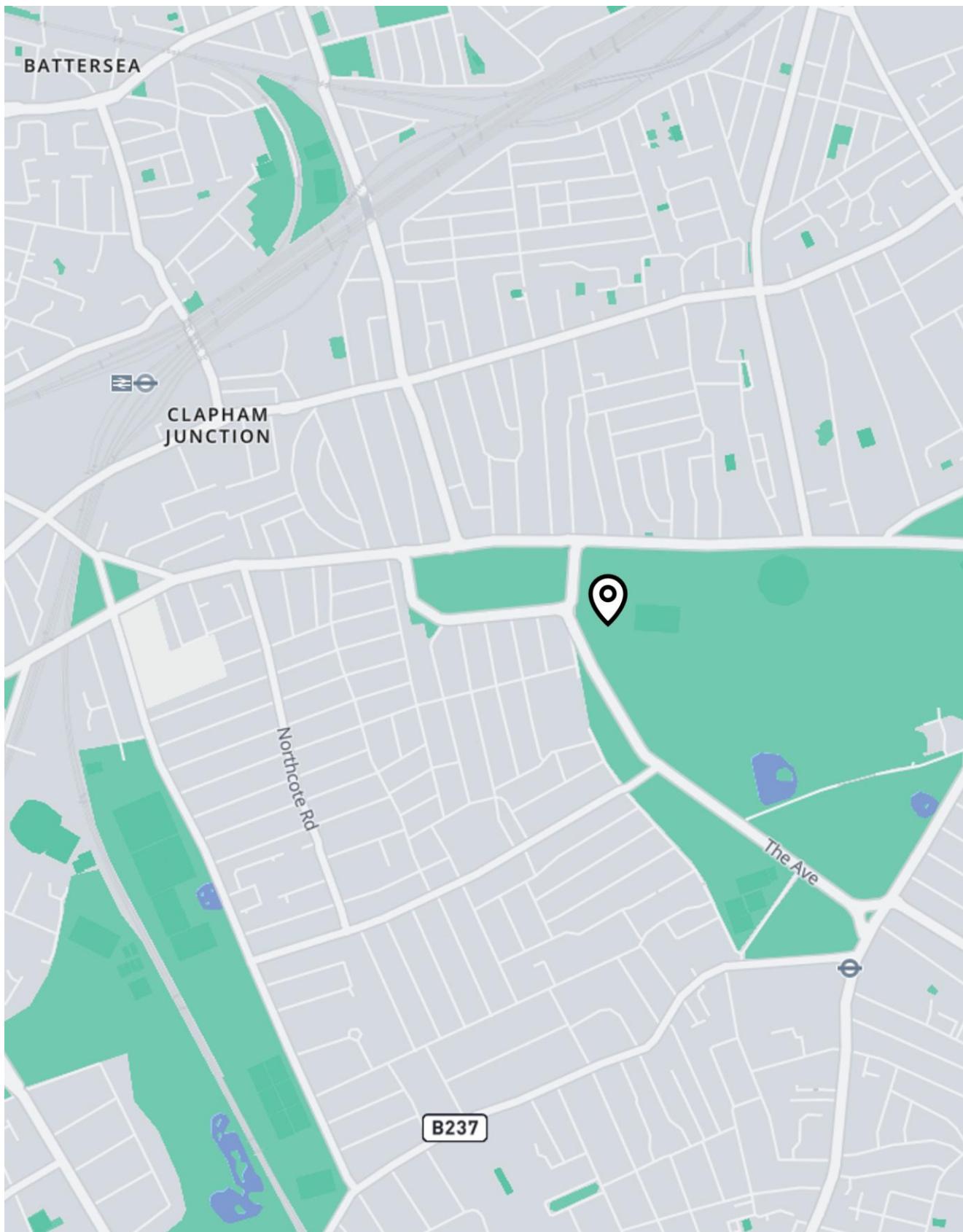
Interested parties should undertake their own due diligence to confirm rates due.

EPC

An EPC is not required as this property is smaller than 50sqm.

Costs

The ingoing tenant shall be required to pay the landlord's legal fees.



Agent Details

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For further information or if you wish to view, please do not hesitate to contact:

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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