



James ashley
commercial
property consultants

40 Lavender Hill | Clapham | London | SW11 5RL
FITTED TAKE AWAY SHOP TO LET

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- ground floor & basement
- 140.28 m² (1,510 ft²) approx.
- sui generis use
- fully fitted former pizza shop
- rent: £40,000 per annum
- premium required

DESCRIPTION

Mid terrace former pizza take away, currently arranged as a front sales area with some customer seating, serving counter, refrigerated display, pizza oven and hood, steel worktop, single WC and rear access for deliveries. The basement comprises a preparation room, managers office/staff room and a walk-in cold room.

We understand that the premises have a 'Sui Generis' (i.e. Hot Food Take Away) use.

LOCATION

Situated in a prominent position on Lavender Hill (A3036), between Ashley Crescent and Queenstown Road (A3216) in Clapham/Battersea borders.

Neighbouring occupiers include; Co-Op, Caffe Nero, Ladbrokes, Pizza Hut, Sainsburys Local, Day Lewis and Premier Inn, together with a good mix of other independent and local traders.

Clapham Junction, Clapham Common and Queenstown Road mainline railway, Overground and Underground (Northern line) stations are all within walking distance, providing services to London

Victoria, London Waterloo, Dalston Junction, Stratford, Kingston, Guildford, Epsom, Weybridge, Woking, Ore, Bognor Regis and Poole. There are also buses serving the area located on Lavender Hill.

ACCOMMODATION

| | | |
|--------------|-----------------------------|-----------------------------|
| Ground floor | 47.38 m ² | 510 ft ² |
| Basement | 92.90 m ² | 1,000 ft ² |
| TOTAL | 140.28 m² | 1,510 ft² |

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed. In addition a premium payment is required for the existing fixtures, fittings and goodwill.

BUSINESS RATES

We understand that the current rateable value is £15,750. Contact Wandsworth Council on 020 8871 6454 to confirm what amount is payable.

VIEWING

By prior appointment by contacting the landlords retained agents: -

Ashley Brudenell or James Stefanopoulos



✉ info@james-ashley.co.uk

☎ 020 7127 8781

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