



NEW LEASE - 100 COVERS

126 Clapham High Street

London, SW4 7UH

Prime Fully Fitted Restaurant on Clapham High Street

1,100 sq ft
(102.19 sq m)

- Prominent Location on The Busy High Street
- Good pedestrian footfall at all times
- 100+ Covers
- Full Kitchen Extraction
- Alcohol Licence in Place
- New Sub-Lease Available

126 Clapham High Street, London, SW4 7UH

Summary

Available Size	1,100 sq ft
Rent	£75,000 per annum
EPC Rating	Upon enquiry

Description

The Restaurant is fully fitted out to a very good standard entirely over the ground floor with full kitchen extraction. The seating capacity is approximately 100 covers and also benefits from outside seating on the front terrace (subject to licence renewal).

Location

Prominently located on Clapham High Street which benefits from very high footfall day and night, every day of the week. Nearby operators include Mc Donalds, KFC, M&S Foodhall, Shake Shack, Popeyes, and Wingstop, to name but a few. Transport links are excellent with Clapham Common Tube Station being only a few minutes walk away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,100	102.19
Total	1,100	102.19

Tenure

The granting of a new FRI Sub-lease for a term to be mutually agreed, with 5 yearly rent reviews.

Asking Rent

£75,000 per annum exclusive.

Premium

Nominal Premium Offers Invited.

VAT

VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

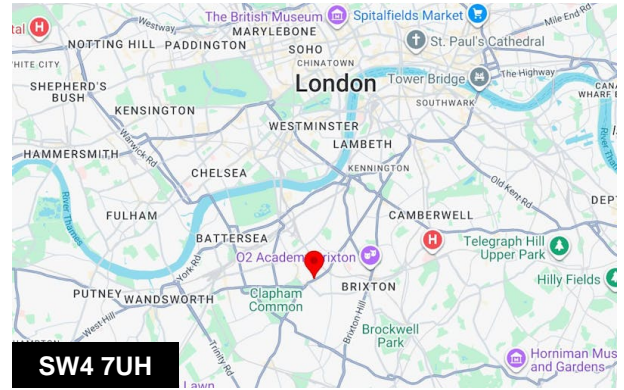
The premises benefit from E Class use and a premises licence is in place with the standard restaurant hours and conditions.

Confidentiality

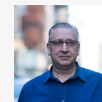
Highly confidential and under no circumstances should a direct approach be made to staff as they are unaware of an impending sale.

Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.



Viewing & Further Information



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