



247-249 Lavender Hill

London, SW11 1JW

Exceptional Clapham Bar/Restaurant To Let

4,130 sq ft
(383.69 sq m)

- Great Fit Out
- Excellent Clapham Location
- New Lease Available
- Fully Fitted
- 2.30am Licence

247-249 Lavender Hill, London, SW11 1JW

Summary

Available Size	4,130 sq ft
Rent	£95,000 per sq ft
EPC Rating	Upon enquiry

Description

A beautifully fitted, tropical-themed bar and restaurant premises with an overall capacity of approximately 150 across various settings, including private rooms, booths and a full bar on each level. External seating to the front for approximately 30 customers.

Location

Located in an excellent position on Lavender Hill, close to Clapham Junction. The area benefits from a host of well known and independent bar and restaurant establishments including Bar Social, Hannah, The Thieves, Yori, KFC and Monkey Bar to name a few.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,500	139.35
Basement	2,630	244.33
Total	4,130	383.68

Tenure

A new FRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Quoting Rent

Offers in the region of £95,000 per annum exclusive.

Premium

£25,000 to include the benefit of F+F in the premises.

VAT

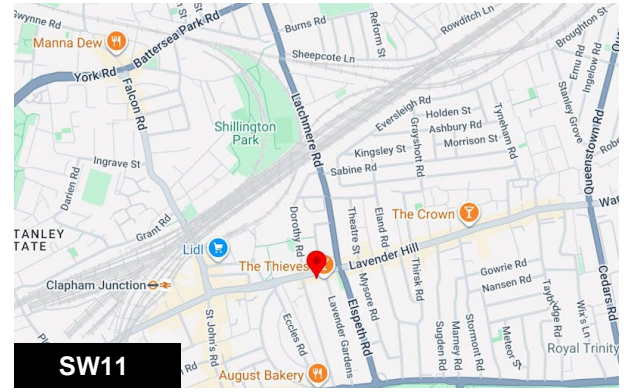
VAT may be applicable to the rent, premium and all other figures quoted.

Planning/Licence

The premises benefit from E Class planning use with a premises licence allowing late night opening until 00:30 (alcohol sales until midnight) Sunday to Thursday and 02:00 (alcohol sales until 02:30) on Friday and Saturday with bar use and conditions not restricting vertical drinking or the sale of alcohol without food.

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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