TC GROUP BUSINESS ADVISORS & ACCOUNTANTS



PROMINENT CORNER RETAIL UNIT
FREEHOLD FOR SALE
(Whole Building - Including Residential on 1st & 2nd Floors)

155 Larkhall Lane, Clapham

SW4 6RF

Retail

FOR SALE

1,427 to 3,325 sq ft

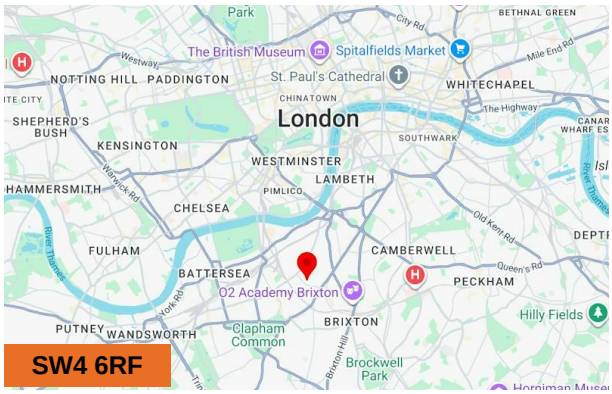
(132.57 to 308.90 sq m)

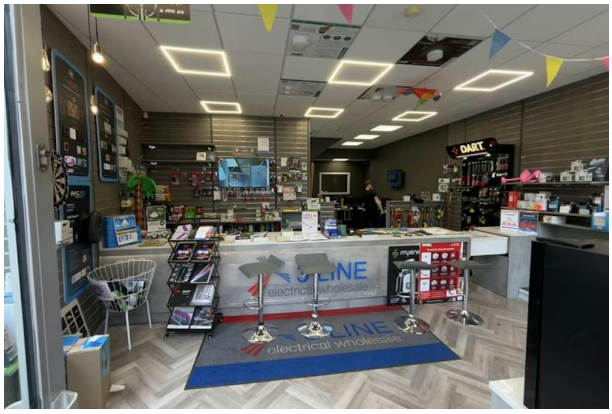
- BUSY RESIDENTIAL LOCATION
- WHOLE BUILDING INCLUDING FLATS ABOVE SOLD ON LONG LEASEHOLD
- ADJACENT ON STREET PARKING AVAILABLE

155 Larkhall Lane, Clapham, London, SW4 6RF

Summary

Available Size	1,427 to 3,325 sq ft
Price	£600,000
Rateable Value	£15,000
VAT	Applicable
EPC Rating	E (112)







Description

A ground floor retail unit situated in a prominent corner location, featuring a shopfront with a corner entrance door and display windows. The property benefits from dual frontage onto both Larkhall Lane and Smedley Street, providing excellent visibility and prominence.

The Property was constructed in circa late Victorian period as a public house. Two additional upper floors were added in 2002 – 2003 under planning application no. 02/00444/FUL.

The access to the ground floor shop is via a glazed shopfront on the corner of Larkhall Lane & Smedley Street. The access to the upper residential flats is via a communal entrance door facing Smedley Street.

Based on previous planning appraisals, we understand there may be scope to erect an additional storey above the existing structure, providing accommodation for two additional two-bedroom flats.

The property provides ground floor and basement retail accommodation with vacant possession to suit an owner occupier buyer. The first and second floor comprises six residential flats sold off a 125 year long leasehold expiring 2128, generating an annual ground rent of £450 pa.

Location

The property is well connected, with excellent transport links serving Clapham and the wider South West London area. Clapham North Underground Station (Northern Line) and Clapham High Street Overground Station are both within walking distance, providing direct access to Central London and key interchanges.

The area is also well served by a number of frequent bus routes linking to Brixton, Stockwell, Battersea and beyond. Road connections are convenient, with easy access to the A3, A24 and South Circular (A205).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,427	132.57	Available
Basement - Basement Storage	1,898	176.33	Available
Total	**3,325**	**308.90**	

Viewing & Further Information



Vanessa Simmonds
01604 746760 | 07502733149
vanessasimmonds@tc-group.com



Aimee Ashton
07917 359737 aimeeashton@tc-group.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/11/2026