

**43&45
Northcote
Road**

Clapham
SW11

Ground Floor
2,764 sqft + Outdoor Seating

**Neighbourhood
Restaurant**



A rare opportunity to occupy a flagship South West London restaurant.

Comprising **2,764 sqft** within a newly redeveloped building (delivery Q4 2024) with high end residential flats above, and the potential for **outdoor seating** to the front, sitting within the most **prime** section of **Northcote Road**.

The property has an extensive shopfront measuring **8.29m (27ft)** offering a rare double fronted opportunity. The unit benefits from **gas, water, 3-phase electricity** and **full extraction** capability.

Location

Nestled at the heart of Clapham, Northcote Road finds itself in one of South West London's most affluent and desirable neighbourhoods.

With its strategic location between the large green expanses of Clapham and Wandsworth Common, this area is a hub for high-end retailers, unique boutiques, cosy cafes, bustling restaurants, vibrant bars, and charming pubs. It is also home to a number of esteemed schools and nurseries attracting young families and creating a lively village location.

“Household income tops £100k in Clapham, the highest in the UK”
The Times, 2023

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Key Brands

Aēsop.

OLE & STEEN

GAIL'S

ace & tate

VAGA BOND

Lick

OLIVER BONAS

ORÉE

JIMMY FAIRLY

Kiehl's
SINCE 1851

Bayley Sage

Patty&Bun

MORI

WHISTLES

JOE & THE JUICE
COFFEE, JUICE AND MUCH MORE

Sweaty Betty
LONDON

Nando's

ISLAND POKÉ

SPACE NK
APOTHECARY LONDON

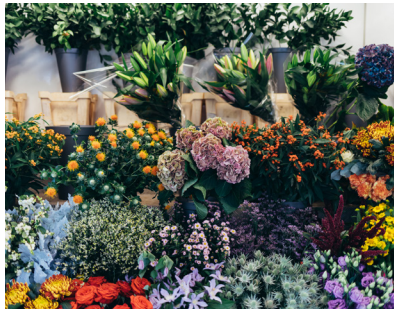
FRANCO MANCA
1884 PIZZA



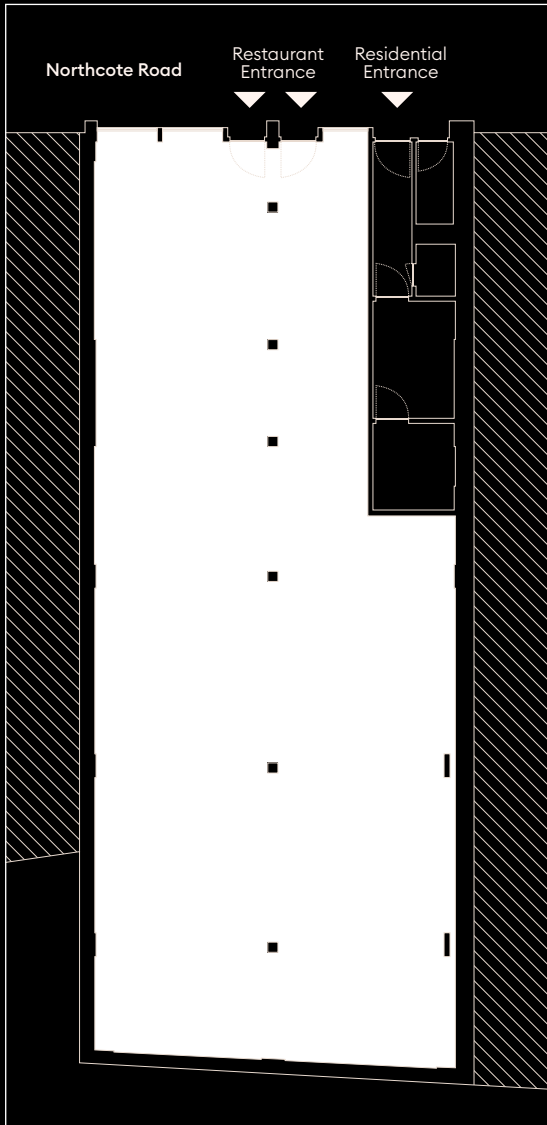
An established retail and leisure destination.

The immediate area surrounding Northcote Road home to a variety of aspirational retailers including **Aesop**, **Gail's**, **Ole & Steen**, **Oree**, **Space NK**, **Kiehl's**, **Vagabond**, **Oliver Bonas**, **Lick**, **Farrow & Ball**, **Sweaty Betty**, **Jimmy Fairly**, **Bayley & Sage**, **JoJo Maman Bebe** and **Whistles** amongst others.

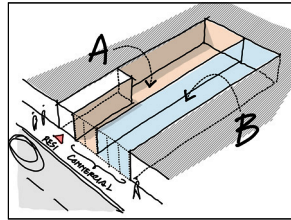
he desirable London 'village' in Battersea favoured by young professionals and families due to its range of retail and educational offering and fantastic connectivity with Clapham Junction Station (TFL Zone 2), providing regular direct overground services to Waterloo (8 minutes), Victoria (6 minutes) and Vauxhall (4 minutes).



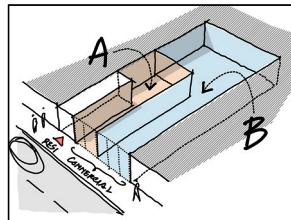
Floorplan



Alternative Split Options



Unit A - Ground: 1238 sqft
 Unit B - Ground: 1486 sqft



Unit A - Ground: 725 sqft
 Unit B - Ground: 2000 sqft



Area Schedule

	Sq Ft	Sq M
Ground Floor	2,764	256.8
Shopfront	27 ft	8.29m

Business rates

To be reassessed – we would recommend interested parties contact the local authority for further information.

Alternative Split Options

There is the option to subdivide the unit creating a smaller 500 - 1,000 sqft unit and a larger 1,700 - 2,200 sqft unit, please enquire for further information.

EPC

Following redevelopment an EPC will be undertaken and provided.

Contact

For more information please reach out **Oliver Muers-Raby** at **Orme Property** via the details below:

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Disclaimer

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