



FORMER RESTAURANT (EXTRACT POSSIBLE) NEW LEASE
TO LET £85,000 PER ANNUM
10 CLAPHAM COMMON SOUTHSIDE, LONDON, SW4 7AA





- CLASS E – VARIOUS USES CONSIDERED
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- GLAZED FRONTAGE
- OPPOSITE CLAPHAM COMMON UNDERGROUND STATION ENTRANCE

Location

Situated in one of South London's most vibrant and sought-after neighbourhoods, this commercial unit at 10 Clapham Common offers an exceptional location with high footfall, excellent transport links, and a thriving local community. Positioned directly opposite the green open spaces of Clapham Common.

The unit enjoys close proximity to Clapham Common Underground Station (Northern Line), providing direct access to central London and beyond. The area is a bustling hub of activity, home to a dynamic mix of independent retailers, cafes, restaurants, and national brands, making it ideal for a wide range of commercial uses including retail, office, or hospitality.

Description

Available accommodation comprises the ground floor and basement of an attractive mid-terrace four-storey property. The ground floor offers an open-plan trading area with a fitted bar, along with supporting back-of-house space including an office, staff facilities, and storage. The basement provides customer WCs and a former trading area with a second bar servery.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Energy performance certificate has a rating of E(109). A copy of the EPC will be available upon request.

Local Authority

London Borough of Lambeth.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
Ground Floor	134.05	1442
Basement	51.85	558
Total	185.9	2000

Terms

£85,000 per annum, exclusive of VAT and other outgoings. A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £42,750; however interested parties should make their own enquiries.

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

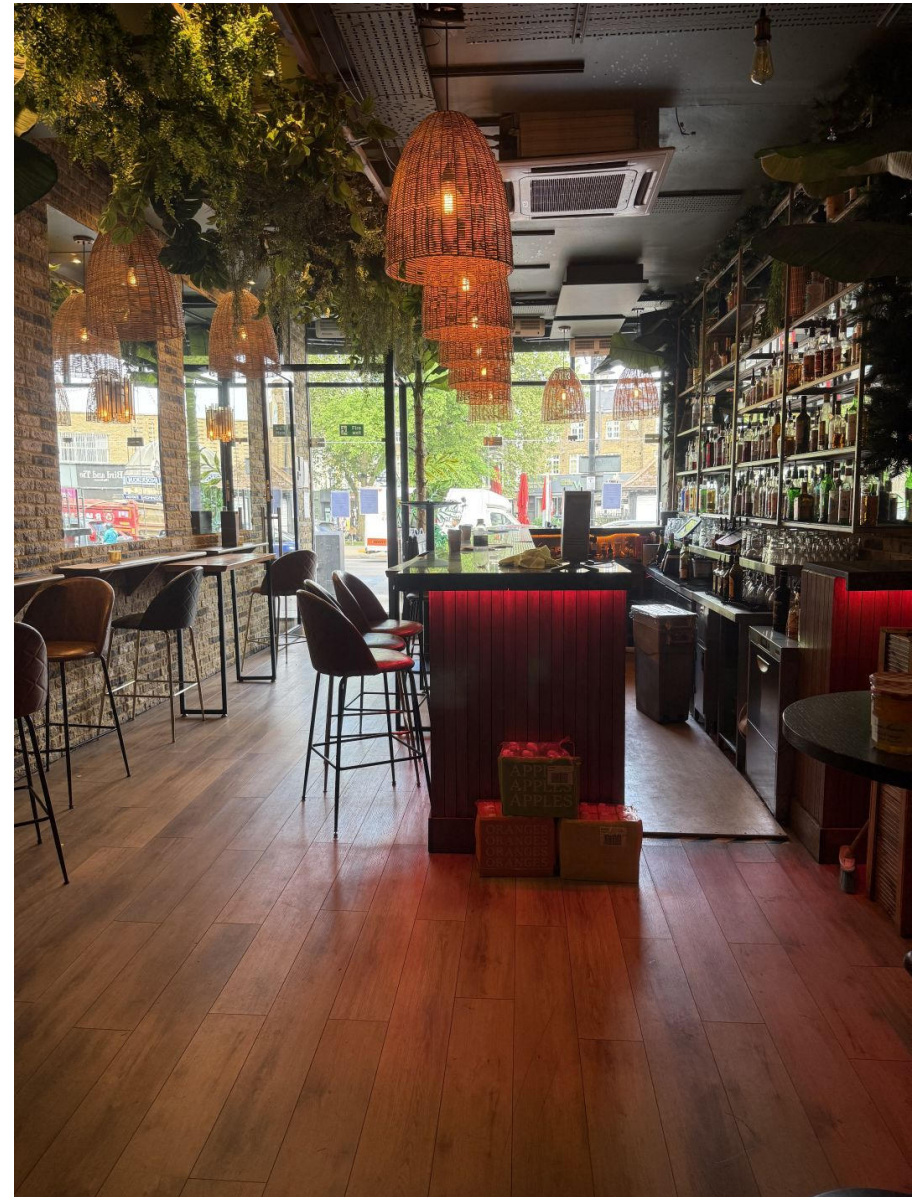
Important Notice

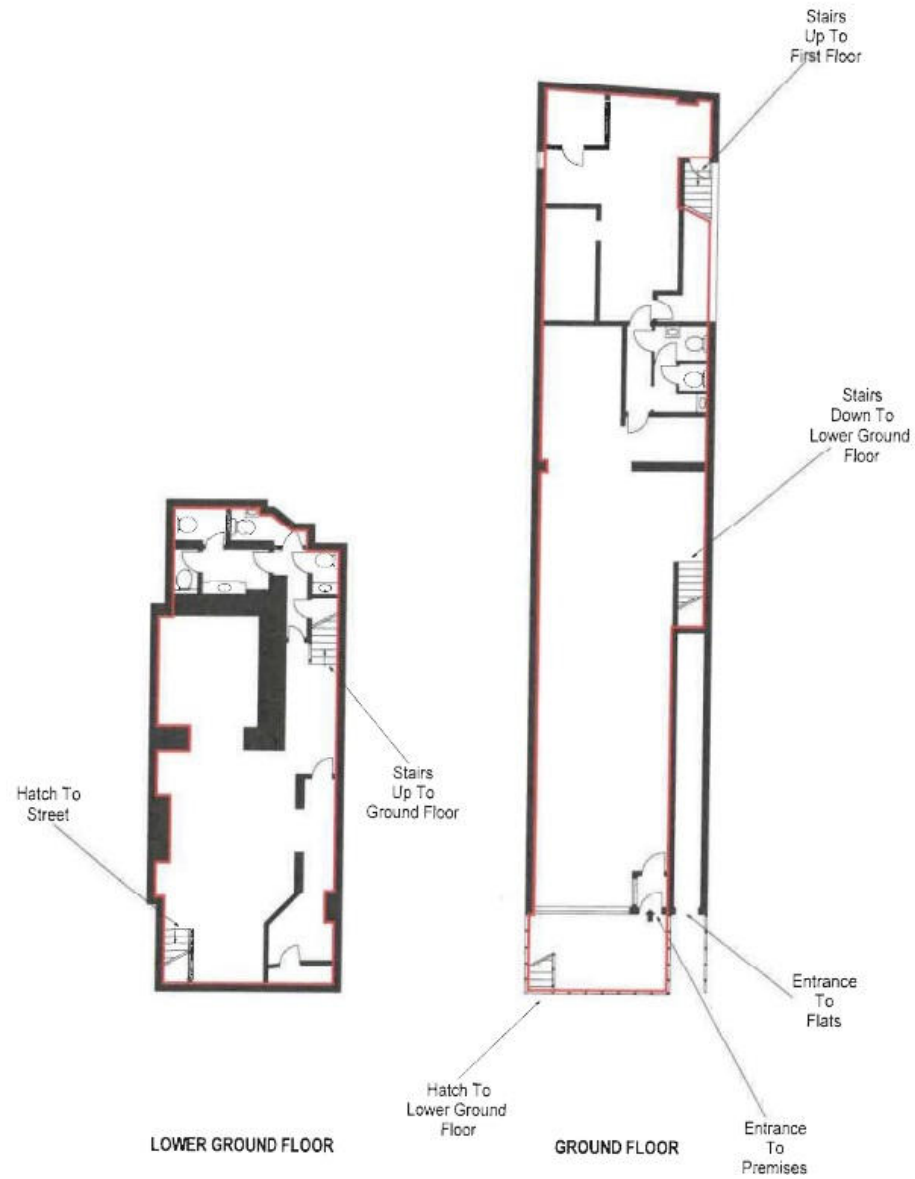
1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



RICS

the mark of
property
professionalism
worldwide





Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644..

Huseyin Zafer
 M: 07918482210
 E: h.zafer@willmotts.com

Emily Bradshaw
 M: 07920 769395
 E: e.bradshaw@willmotts.com

Varol Zafer
 M: 07900 224967
 E: v.zafer@willmotts.com

Shahid Sadiq
 M: 07961 410931
 E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents> FV900JULY25

