



FITTED BAR/RESTAURANT TO LET CLAPHAM

140 ST JOHNS HILL, CLAPHAM, LONDON, SW11 1SL

Location:

The subject property is prominently located in a corner position on St John's Hill, a vibrant area in Clapham, between Clapham and Wandsworth. Clapham Junction Station (Overground and National Rail services) is a short walk away.

Rent:

£48,400 per annum exclusive.

Premium:

Upon Application.

Accommodation:

The unit is arranged over Ground Floor and Basement only and has the following approximate Net Internal Areas:

Ground Floor:	1,250 sq. ft.	(116.13 m²)
Basement:	640 sq. ft.	(59.46 m²)

***70 Covers Inside plus 25 External Covers**

Use:

The premises benefits from A3 (now within Class E) planning consent.



Lease & Tenure:

A 15-year lease expiring 29th May 2035.

Inside the Landlord & Tenant act 1954.

Rent Review on 29th May 2030 to the greater of £50,820 pax or RPI.

Premises License:

Monday to Sunday: 10:00 - 00:00

Live Music: 17:00 - 22:00

Legal Costs:

Each party to bear their own legal costs.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Viewings:

Please contact:

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Location Map:

