

PROPERTY PARTICULARS

One St. John Street | Smithfield | London | EC1 M4AA
Tel: 020 7251 9226 | Fax: 020 7253 7480 | agency@jarviskellerstephens.co.uk

**Jarvis
Keller
Stephens**

Property Consultants
& Estate Agents

CLAPHAM BAR/RESTAURANT/NIGHTCLUB TO LET ON NEW LEASE

ADJOINING PREMIER INN HOTEL

4 AM LICENCE

3,382 SQ FT APX.



CLOSE TO JUNCTION WITH LAVENDER HILL/QUEENSTOWN RD

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642 WANDSWORTH ROAD, SW8 3JW

LOCATION Situated on the north side of Wandsworth Road, very close to the junction with Lavender Hill. The premises are adjacent to a Premier Inn. Other local occupiers include Tesco Express, Caffé Nero and Sainsburys Local. Clapham Common underground and Wandsworth Road Railway station are within walking distance.

DESCRIPTION Comprising the ground floor and basement of a former public house, fully fitted out as a bar/nightclub. As part of the original planning consent, the premises also benefit from a flue for cooking extract.

AREA <i>All areas are stated apx.</i>	Ground floor	1,701 sq ft
	Basement	2,131 sq ft
	TOTAL	3,882 SQ FT

RENT £95,000 per annum exclusive

LEASE A new lease for a term to be agreed direct from the Freeholder.

BUSINESS RATES RP £20,966.
However interested parties should make their own enquiries of the local council.

VIEWING By appointment via Sole Agents, Jarvis Keller Stephens

JARVIS KELLER STEPHENS 0207 251 9226

john@jarviskellerstephens.co.uk 07876 245 302

josh@jarviskellerstephens.co.uk 07521 673 997