

Hooper

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RESTAURANT/BAR **TO LET**

LOCATED ON THE EVER POPULAR ABBEVILLE ROAD IN THE HEART OF CLAPHAM
AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

57 ABBEVILLE ROAD
CLAPHAM LONDON SW4 9JW

LOCATION

The property is situated with frontage to Abbeville Road in a highly popular commercial area of Clapham. Abbeville Road is a link road between Clapham Park Road and the South Circular and the property benefits from considerable passing vehicular traffic but it also forms the centre of a thriving “village” location servicing an extremely densely populated and affluent residential catchment. There is both a good daytime and evening economy to which the property could contribute.



DESCRIPTION

The property comprises a ground floor former restaurant premises with small wine cellar basement forming part of a popular parade. The property has a concertina opening frontage set behind a relatively deep pavement. The property is slightly irregular in shape and is currently arranged as restaurant bar space with independent kitchens to the rear, rear access and male and female WC's. The property has laminate flooring, lowered ceiling and gas central heating (not tested) and the property is considered suitable for a variety of restaurant/bar type uses.

ACCOMMODATION

Gross Frontage	4.87m	16'
Internal Width	3.99m	3'11 narrowing after 7.34m (24'10)
Internal Shop Depth	15.36m	50'4
Sales Area	66.88m ²	720 ft ² (approx)
Restricted Height Basement	9.29m ²	100 ft ² (approx)
Kitchen	17.18m ²	185 ft ² (approx)
Preparation/Loading	4.64m ²	50 ft ² (approx)
Male and Female WCs		

Externally

Rear access to allow loading/parking for one vehicle (may be subject to other rights of way).

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new 12 year lease subject to four yearly upward only rent reviews.

USE/PLANNING

We understand the property currently falls within class A3 (Restaurant) of the current Use Classes Order and will suit a variety of restaurant operators.

RENT

An initial rent of **£35,000 (thirty five thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.