

LEWIS  
CRAIG

RESTAURANT PROPERTY

Lease available

**Clapham A3/A5 Opportunity - REDUCED PREMIUM**

Adjacent to Pizza Express opposite Sainsbury's Local

MAY the FIFTEENTH



Clapham A3/A5 Opportunity - Abbeville Road  
**Adjacent to Pizza Express opposite Sainsbury's Local**  
**47 Abbeville Road, Clapham, London SW4 9JX**

Approx 1,269 sq ft

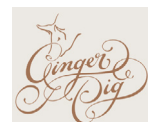
## Location

The premises occupy a desirable position in the heart of Abbeville Road, a 10-minute walk to Clapham South underground station. Immediately adjacent is Pizza Express, and directly opposite is Sainsbury's Local. Other occupiers in the immediate vicinity include The Ginger Pig, Starbucks, Cook, Dexters estate agent, Douglas & Gordon estate agent, Lavingia, and The Shaker Kitchen showroom.

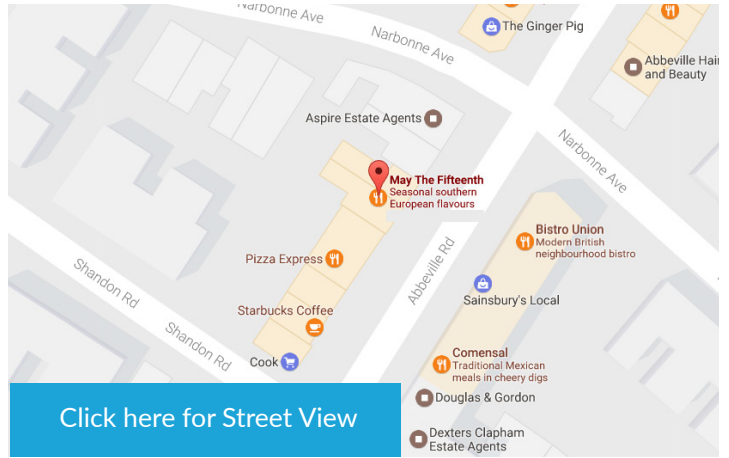
Nearby



Sainsbury's Local



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[Click here for Street View](#)

### Accommodation

Arranged over ground floor, with external seating, providing following approximate area:

Ground Floor	1,068 sq ft
Covered Storage	132 sq ft
Basement	69 sq ft
Demised External Terrace	82 sq ft
<b>Total Area</b>	<b>1,269 sq ft</b> 117.94 sq m

### Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£14,250</b>
<b>Payable 2017/18</b>	<b>£6,640</b>

Interested parties are advised to verify with the Local Rating Authority.

### EPC

An Energy Performance Certificate is available upon request.

### Lease

Assignment of lease, expiring November 2025 at a current rental of £42,000 pax. Next rent review in December 2020. It is understood the lease is held inside the Landlord & Tenant Act 1954.

### Legal costs

Each party to be responsible for payment of their own costs.

### Planning

A5 Planning.  
Lease permits A1, A2, A3, A4, A5.

### Contact

For further information or to arrange a **strictly confidential** viewing contact:

<b>Theo Benedyk</b>	<b>Saul Fierstone</b>
DD: 020 7009 0486	DD: 020 7009 0481
<a href="mailto:tb@lewisraig.co.uk">tb@lewisraig.co.uk</a>	<a href="mailto:sf@lewisraig.co.uk">sf@lewisraig.co.uk</a>

### Premium

£45,000, for the benefit of the leasehold interest.  
Fixtures and fittings to be agreed.

**Important:** These property particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.