



**115 St. Alphonsus Rd
Clapham Common
Clapham
London
SW4 7BS**

A4 Opportunity close to Clapham Common

TO LET

796 sq ft (74 m²)

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com

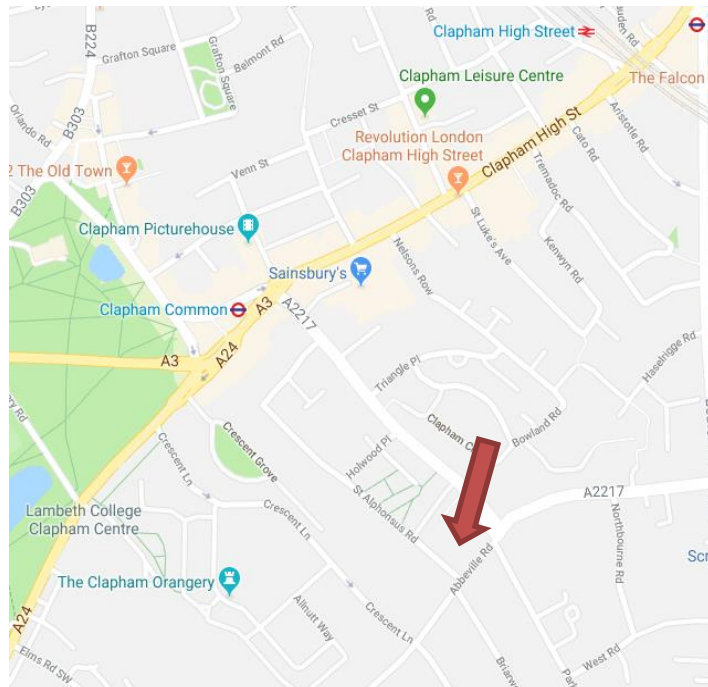
020 7629 8501

Location

The property is located within a new development approximately a 5 minute walk from Clapham Common Underground Station (Northern Line). There are a number of bus routes which operate within the area with the addition of Clapham Overground Station located close by. Clapham Common has a number of restaurant occupiers including The Abberville pub, The Diary, Bodean's BBQ Clapham and Honest Burger.

Floor Areas (Gross Internal Area)

Unit 115. St	Sq ft	(m ²)
Ground Floor	796	74
Total	796	74



@GoogleMaps

Description

Located on Alphonsus Road, the property comprises a ground floor area of 796 sq ft. The unit is part of a new 4-storey development along with 5 flats and benefits from a small garden to the rear. The property is available in its current shell and core condition, and benefits from water, gas and three phase power.

Terms

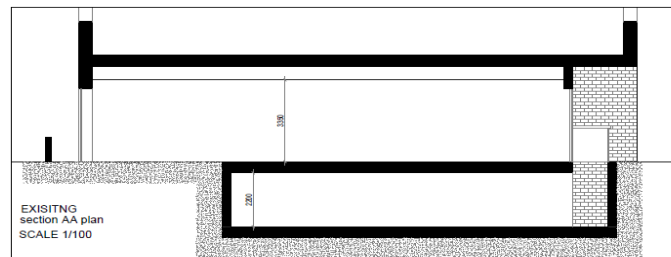
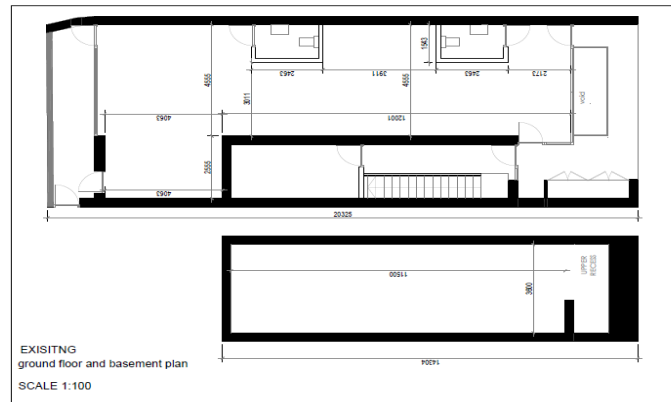
A new lease is available directly from the landlord on terms to be agreed. Offers in excess of **£15,000 per annum** are invited, excluding VAT. Alternatively, a virtual freehold (999 years) is available, with offers in the region of £200,000 exc VAT.

Planning

We understand the property has been granted an A4 Use, which permits a change to A1, A2 and A3.

Rates

Interested parties are to make their own enquires through the London Borough of Lambeth.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property December 2017.

Viewing

Viewings are available strictly by appointment through sole agents :-

Jonathan Hay

Jonathanh@grantmillswood.com

Matthew Laing-Williams:

Matthewl@grantmillswood.com

Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501