

## TO LET

### Coffee Shop/Retail Unit

Units 1 & 2 Kings Avenue, Clapham Park  
London, SW4 8EU

#### Key information

- ❑ Extensive frontage
- ❑ On a large estate undergoing renewal
- ❑ Open plan ready for fit-out
- ❑ Two separate units of 1,099 sq ft and 1,517 sq ft

#### Contact

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## Location

These shops are part of a new housing redevelopment in the Clapham Park area fronting on Kings Avenue.

The property benefits being near several tube and train stations including, Clapham South, Brixton, Streatham and Tulse Hill.

## Description

These shops have been recently constructed and are open plan ready for tenant fit out.

The property is suitable for any use within Class E.

The Landlord wishes one unit to become a coffee shop to benefit the local area.

Nearby retailers include Anytime Fitness and Sainsbury.

## Energy Performance Rating

Energy Performance Asset Rating – TBC.

## Terms & Tenure

A new lease is available direct from the landlord for a term to be agreed.

### □ Unit 1

In the region of £28,000 per annum.

### □ Unit 2

In the region of £20,000 per annum.

## VAT

The property is not currently VAT elected however the landlord reserves the right to charge VAT in the future.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

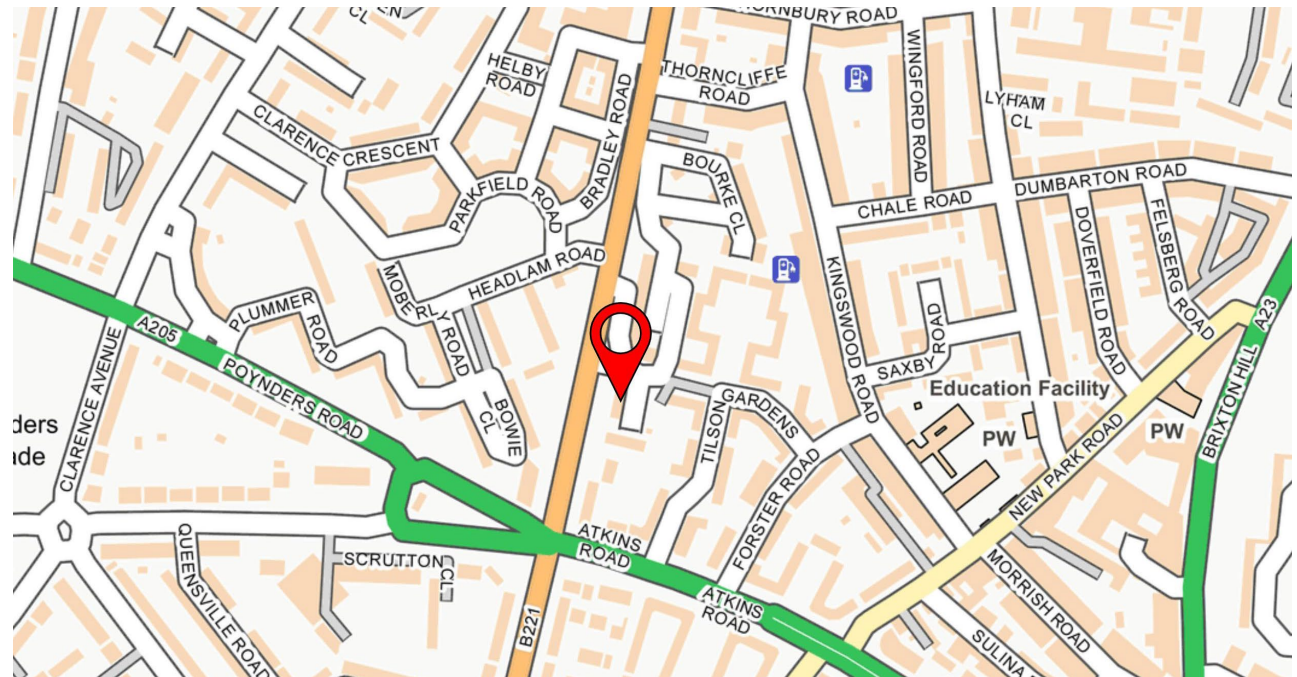
Rateable Value to be confirmed following inspection by the VOA.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the joint letting agent only.





Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Unit 1 (Left)	102	1,099
Unit 2 (Right)	141	1,517

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.



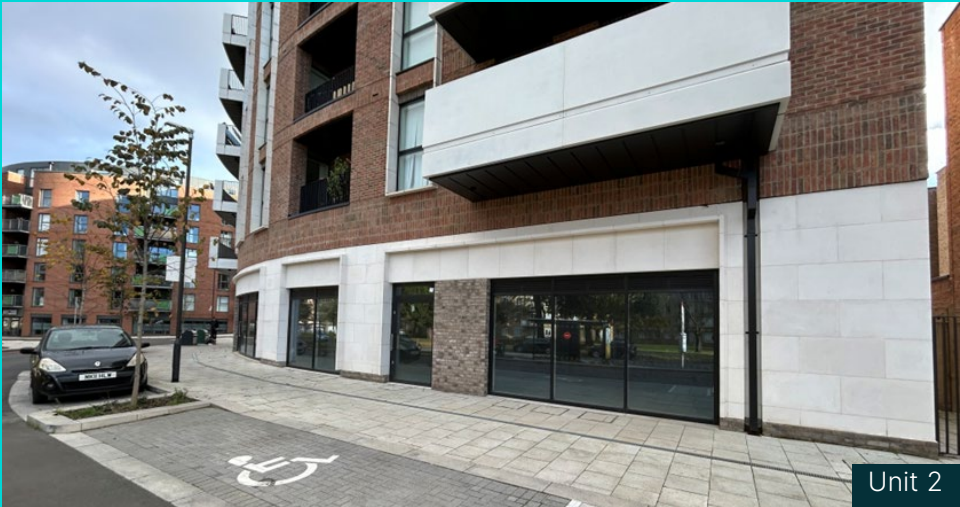
Unit pre-refurbishment



Unit pre-refurbishment



Unit 1



Unit 2

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- Edinburgh
- Huntingdon
- London
- Manchester



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