

FOR SALE Mixed Use

145 Clapham High Street
London, SW4 7SS

Key information

- ❑ Potential for a range of alternative uses (subject to necessary consents)
- ❑ Affluent neighbourhood within borough of Lambeth
- ❑ Excellent transport links
- ❑ Size - 5,807 sq ft

Contact

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Location

Clapham High Street sits within the affluent neighbourhood of Clapham, a popular area to live, work, shop and socialise. It is home to some of South London's most expensive residential streets which can be found overlooking the 220-acre Clapham Common.

Nearby retailers include **Sainsbury's, Eco Restaurant, Boots, Nandos and Waitrose.**

Description

The premises are arranged over a ground floor banking hall with basement and first floors providing the following approximate areas:-

| | Sq m | Sq ft |
|----------------------|------------|--------------|
| Ground | 188 | 2,016 |
| First (Ancillary) | 69 | 738 |
| Basement (Ancillary) | 90 | 967 |
| Total | 347 | 3,721 |

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.

Energy Performance Rating

Energy Performance Asset Rating – C.
A certificate can be made available upon request.

In addition, there are two 3-bed residential flats located in the upper floors providing the following approximate areas:-

| | Sq m | Sq ft |
|---------------|------------|--------------|
| 145a - Second | 97 | 1,041 |
| 145b – Third | 97 | 1,045 |
| Total | 194 | 2,086 |

Guide Price

Price on application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

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

We are advised that the Rateable Value for the property is £75,000.

The UBR for 2024/25 is 54.6p in the £.

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.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



Clapham
High Street

Clapham
North

Revolution

Pure Gym

Eco restaurant

145 Clapham
High Street

Sainsburys

Boots

Clapham
Picture House

Waitrose

Clapham
Common



Our services

- **Commercial** – Commercial property consultancy, commercial planning and commercial valuation services
- **Residential** – Residential property consultancy, residential planning and residential valuation services
- **Building** – Building consultancy, building planning and building valuation services
- **Development** – Development consultancy, development planning and development valuation services
- **Other** – Other property consultancy, other planning and other valuation services

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About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

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