Clapham Park Road, London, SW4 7BX

£35,000 pa



Full Description

Dark Kitchen for rent on conveniently located Clapham Park Road, featuring 3x self contained professional fitted out kitchens with separate utilities. Conveniently located within walking distance of Clapham Common underground station (Northern Line), in addition to regular bus services to surrounding areas offering excellent accessibility and high foot traffic. Ideally suited to a dark kitchen operator. £50,000 premium is sought for the contents. A large former restaurant unit converted into a dark kitchen. Comprises 3x self contained professional kitchens featuring a fully fitted kitchen. To the rear of the unit is storage and toilet facilities. Separate gas supply to 2x kitchens, three phase electricity supply to 3x, extraction units, ovens, fridges. To be let as seen. A premium of £50,000 is sought for the contents. Located on Clapham Park Road, just off Clapham Common, a five-minute walk to Clapham Common underground station (Northern Line) and regular bus services providing excellent transport links. Clapham Park Road is an arterial road connecting Clapham with Brixton. Clapham Park Road lies at the heart of Clapham, an affluent South London neighbourhood. With Clapham common just minutes away offering excellent transport links close by, the area combines excellent connectivity with a busy local high street. The property is fully fitted and ready to be activated. Ideal for a dark kitchen operator. Benefits include mains gas and electricity, cooking appliances, fridges, and various other kitchen

equipment. Kitchen 1: 16 sq. m (175 sq. ft) Kitchen 2: 23 sq. m (257 sq. ft) Kitchen 3: 18 sq. m (200 sq. ft) Stores/WC: 28 sq. m (301 sq. ft) Terms - The premises are available for rent at £35,000 per annum exclusive on flexible full repairing and insuring lease terms to be negotiated. Premium - A premium of £50,000 is sought for the contents and equipment. Service Charge - TBC Anti-Money Laundering checks - All purchasers will be required to provide satisfactory proof of funds and ID checks to satisfy AML legislation. Planning - The property falls within the London Borough of Lambeth and falls under Sui Generis. All applicants are to satisfy themselves with regard to the Use Class Order. Business Rates - The premises has a current rateable value of £29,750. All applicants should check with the local authority to confirm the business rate liability. VAT - VAT is applicable. EPC - The premises currently has a rating of C

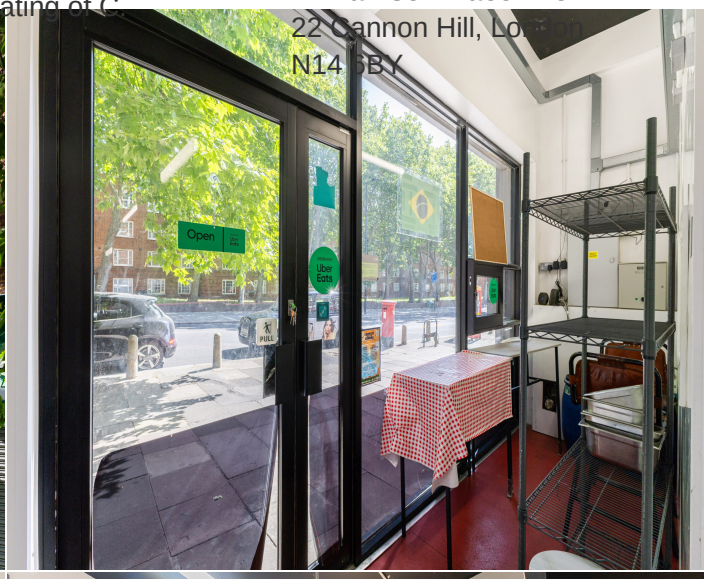
Features

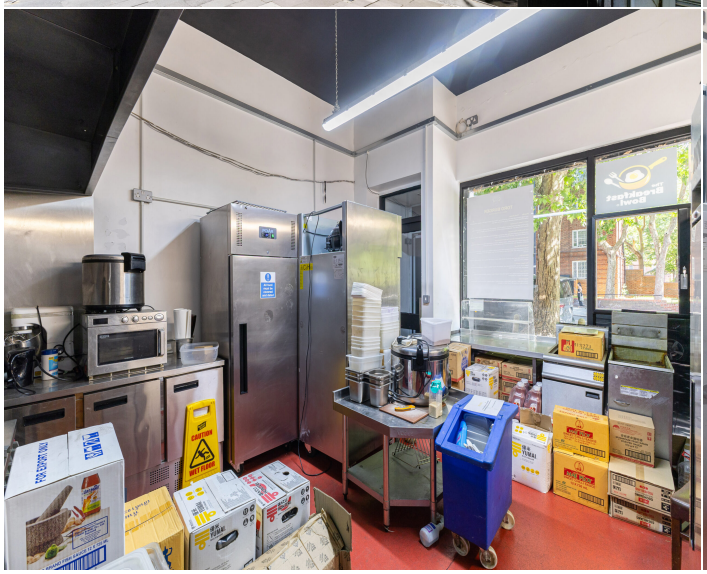
- Dark Kitchen
- Affluent London Suburb
- Walking distance to tube
- Fully fitted professional kitchen
- Premium £50,000

Contact Us

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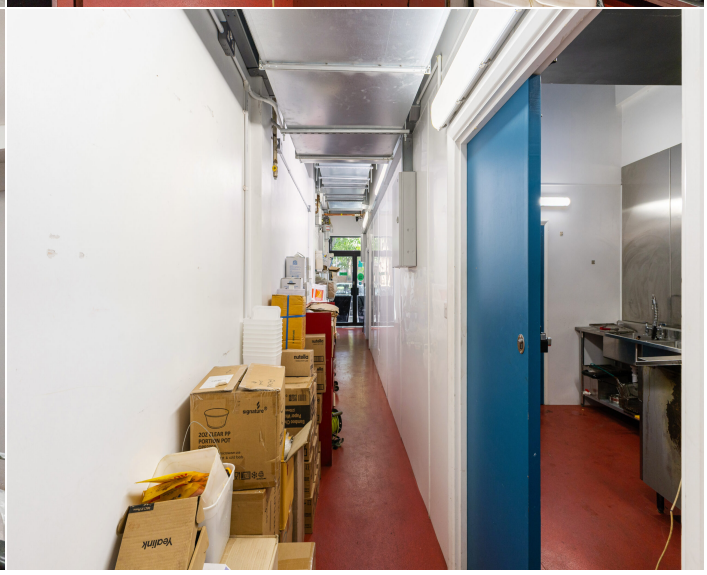
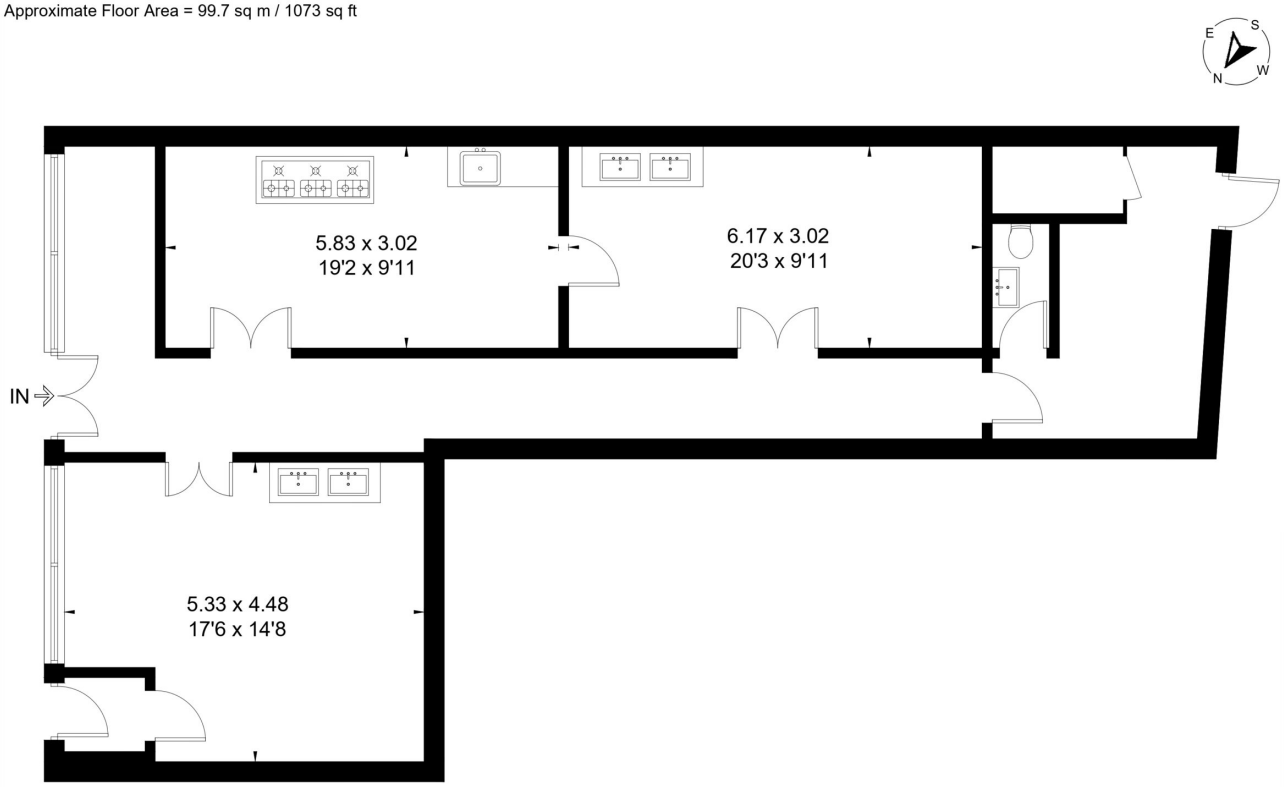







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Approximate Floor Area = 99.7 sq m / 1073 sq ft



Ground Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #111765