

# RETAIL UNIT TO LET LEASE ASSIGNMENT (NO PREMIUM)

Tel: 07885 912 982



22 LAVENDER HILL, LONDON SW11 5RN  
GROUND/LOWER GROUND FLOORS  
APPROX. 900 SQ FT (84 SQM)

USE CLASS – CLASS E  
RENTAL - £16,000 PER ANNUM  
LEASE ASSIGNMENT.







WASHROOM

UNIVERSITY OF  
SASKATCHEWAN

WAGGI CONTENTS  
Three Hills

VERBENT

VERBENT

PREMIER BEER & BREWERY

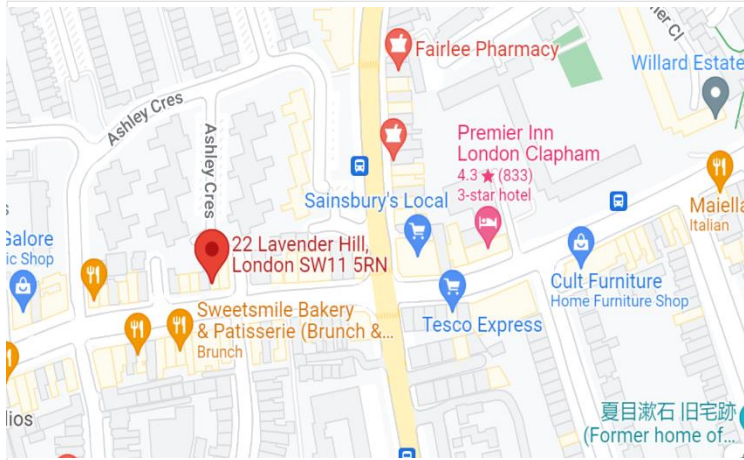
Scale

White bottle

Stack of papers







## Location

Located on Lavender Hill (A3036) close to the junction with Audley Close and within walking distance to Clapham Common.

Forming part of a high street on Lavender Hill offering a host of restaurants, bars and cafes including national operators.

## Lease Assignment

Held on a lease for a term expiring August 2024 at a passing rent of £16,000 per annum.

## Specifications

- ❖ Electric Heating
- ❖ Tiled Floor (main area)
- ❖ Single W.C
- ❖ 2 x Enclosed patio areas
- ❖ Electric roller shutter

## EPC

Rating – To be re-assessed.

## Floor Area

Ground Floor 300 sq ft (28 sqm)  
Lower Floor: 600 sq ft (56 sqm)  
**Total: 900 sq ft (84 sqm)**

## Business Rates

Rateable Value up to 31st March 2023 is £10,750. Therefore the rates payable is approximately £5,360 per annum.

## Service Charge

Re-charge of buildings insurance.

## VAT

We have been informed by the tenant there is no VAT payable on the rent.

## Further Details

Ian Lim

E: [ian@limcommercial.com](mailto:ian@limcommercial.com)

[www.limcommercial.com](http://www.limcommercial.com)

Tel: 07885 912 982