



## LOST SOCIETY, 697 WANDSWORTH ROAD, CLAPHAM, LONDON, SW8 3JF

- Large three storey building in affluent area
- Gross internal area circa 263 sq m (2,830 sq ft).
- The premises is currently closed
- Walking distance to Wandsworth Railway Station and Clapham Common Underground Station

**AVAILABLE AS NEW LEASE** - Free of all ties

**RENTAL OFFERS INVITED** - (VAT will be applicable)

**SUBJECT TO CONTRACT** - Sole Letting Agents

LONL...

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## Location

The property is situated in the London borough of Lambeth, fronting the A3036, approximately four miles south west of Central London. The property is a short walking distance from Clapham Old Town and Clapham Common. The surrounding main roads comprise retail, commercial and high value residential land uses. The immediate area is well serviced by several bus routes, Wandsworth Railway Station and Clapham Common Underground Station.

A location plan is attached.

## Description

The pub is arranged over ground, first and second floors. Space for seating to the front of the building.

The approximate gross internal floor areas are calculated to be: -

Ground Floor	130 sq m ( 1,399 sq ft)
First Floor	103 sq m ( 1,108 sq ft)
Second Floor	30 sq m ( 322 sq ft)
<b>Total</b>	<b>263 sq m ( 2,830 sq ft)</b>

The above measurements are for guidance purposes only.

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From informal enquiry of the Lambeth Council it is understood that the property has a Premises Licence permitting the sale of alcohol from 11.00am until 01.00am Monday to Thursday; 11.00am to 02.00am Friday and Saturday; 12.00am to 01.00pm on Sunday.

## Planning

From enquiry of the Lambeth Council it is understood that the property is not listed but is situated within the Wandsworth Road Conservation Area.

## Rating Assessment

The property is listed within the current (2017) Rating List as a Public House and Premises and has a rateable value of £72,600.

## Tenure

The whole building is being offered by way of a new lease on a free of tie basis. The term will be for a minimum of 20 years' subject to indexation and rent reviews to open market value every five years. The permitted use will be as a public house and premises.

**Rental offers are invited on a free of tie basis.**

## Viewing

Viewings should be arranged by appointment only.

For further information, please contact James Grimes or Annabel Magnay on –

Tel: 020 7836 7826 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) / [annabel.magnay@agg.uk.com](mailto:annabel.magnay@agg.uk.com)

## EPC

An EPC report is available upon request.



Google Maps. Not to scale - Provided for indicative purpose