

## LATE NIGHT LEASEHOLD BAR FOR SALE – CLAPHAM, SW4

**HAVANA COCO, 10 CLAPHAM COMMON SOUTH SIDE, LONDON, SW4 7AA**

- Adjacent to Clapham Common Underground Station
- Nearby occupiers include Be At One, Shake Shack and the Alexandra (Greene King)
- Recently refurbished ground floor (120 capacity) and basement premises
- External trade terrace seating to the front of the venue
- Licensed until 2:00 am Friday and Saturday
- Free of tie lease expiring in November 2033 with a passing rent of £80,000 per annum
- Formerly traded as a restaurant with extract route in place

**LEASEHOLD FOR SALE** – fully fitted and equipped to a high specification

**PREMIUM OFFERS INVITED**

**SUBJECT TO CONTRACT** – Sole selling agent

LONL633

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## Location

The property is situated opposite Clapham Common, within an area administered by the London Borough of Lambeth. The local area provides a vibrant mix of corporate and independent operators including Five Guys, Simmons Bars, The Little Orange Door and O' Neill's. Clapham Common Underground Station (Northern Line) is situated immediately adjacent to the front of the property.

A location plan is enclosed. [Link to Street View.](#)

## Description

The ground floor and basement of an attractive, mid terrace four storey property. The ground floor comprises an open plan trade area with bar serveries to the front and rear along with back of house including office, staff area and storage. The basement includes customer WCs and a former trade area with a bar servery which could be used for trade, subject to meeting fire regulations and obtaining a premises licence.

According to ProMap, the building footprint is approximately 172 sq m (1,851 sq ft).

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 enquiry of the London Borough of Lambeth it is understood the property has a Premises Licence permitting the sale of alcohol from 12 noon until 12 midnight from Sunday to Thursday and until 2:00 am on Friday and Saturday.

## Rating Assessment

The property is listed within the current (April 2023) Rating List as a Shop & Premises with a Rateable Value of £42,750. The premises benefit from rates relief with approximately £5,333 payable during 2024/25.

## Tenure

The property is held under the terms of a 10-year lease expiring in November 2033 with approximately 9 years unexpired. The rent payable is £80,000 per annum with five yearly open market rent reviews. The lease provides for a fixed rental increase of £90,000 per annum on the second anniversary of the lease term and £100,000 per annum on the fourth anniversary. A copy of the lease is available upon request.

## Basis of Sale

The vendor is inviting premium offers for the benefit of the fully fitted and equipped leasehold interest. Subject to contract.

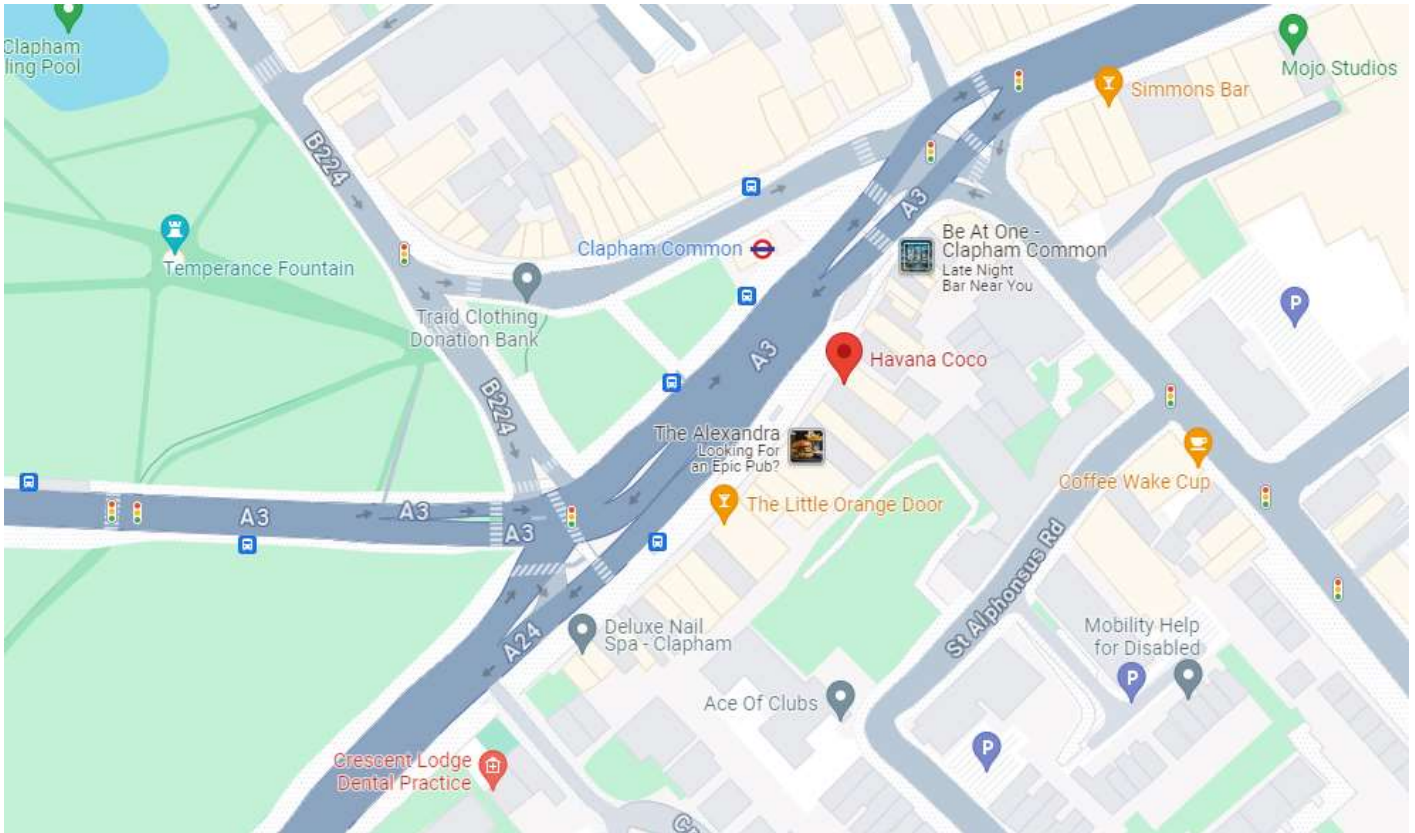
## Viewing and Further Information

For further information or to organise a viewing, please contact Michael Penfold of the sole selling agents: [Michael.penfold@agg.uk.com](mailto:Michael.penfold@agg.uk.com) (mob. 07894 210 853).

## EPC

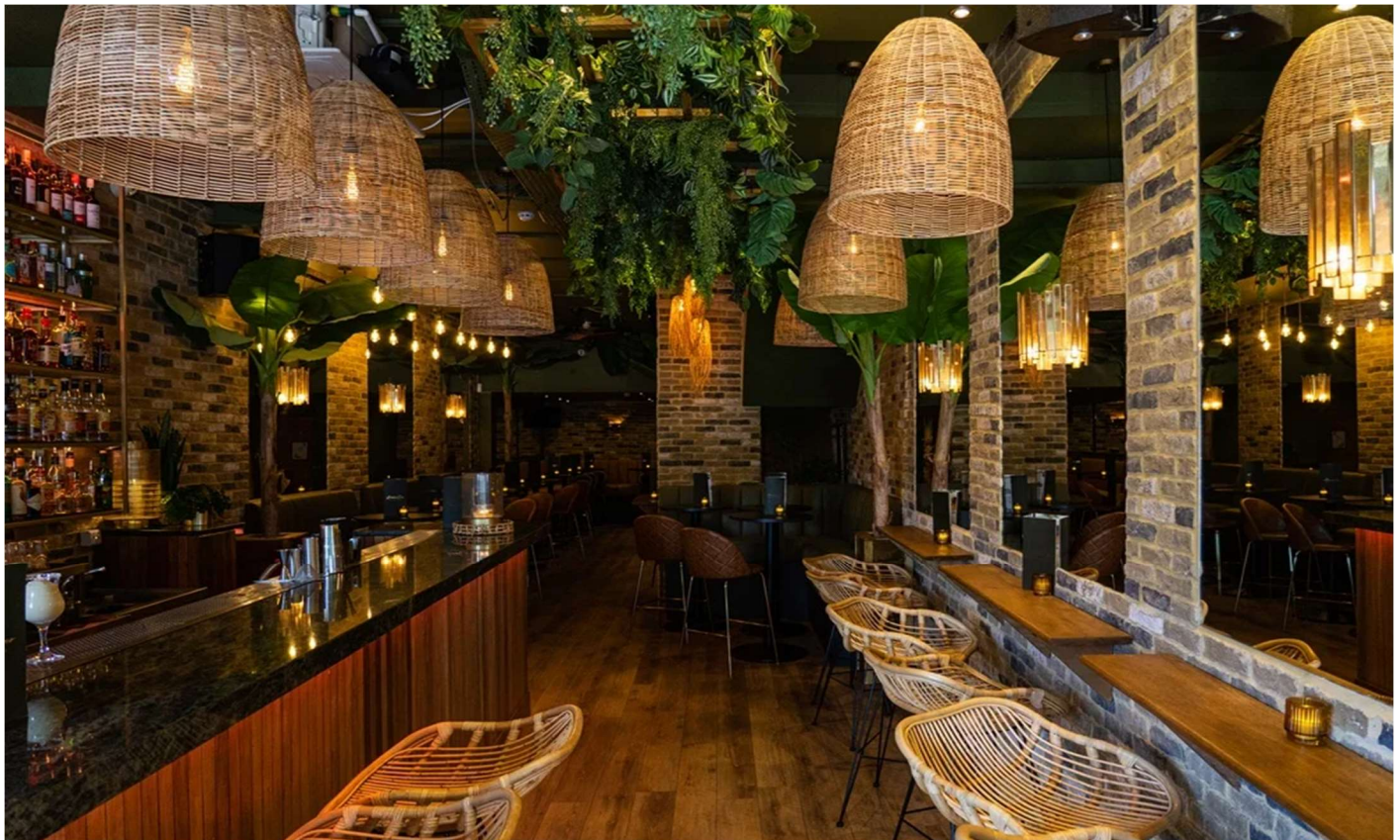
Rating E – 109. [Link to EPC](#)

## Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes only.

## Photographs





## Floor Plans

