

**LATE NIGHT COCKTAIL BAR – CLAPHAM HIGH STREET**

Historic photograph

**FORMER COCKTAIL CLUB, 182 – 184 CLAPHAM HIGH STREET, LONDON, SW4 7UG**

- Prime location situated within close proximity of Clapham Common
- Approximately 150 metres to Clapham Common Underground Station
- Nearby operators include Wingstop, Five Guys, Venn Street Records and O'Neill's
- Licensed until 1:00am Friday and Saturday
- Free of tie lease expiring December 2033 with a passing rent of £65,750
- Landlord open to granting a new lease with terms to be negotiated

**LEASEHOLD ASSIGNMENT OR NEW LEASE AVAILABLE  
NIL PREMIUM**

Subject To Contract – Sole Selling Agent

LONL685

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## Location

The property is situated on Clapham High Street, approximately 150 metres north east of Clapham Common, The local area is administered by the London Borough of Lambeth. This vibrant high street is home to an eclectic mix of occupiers including Shake Shack, Little Orange Door and Tonkotsu.

Clapham Common Underground Station (Northern line) is located approximately 150 metres to the south west and Clapham North Underground Station (Northern line) and Clapham High Street Overground Station are located circa 640 metres to the south east.

A location plan is attached.

## [Link to Street View](#)

## Description

Previously trading as a vibrant, movie-themed basement cocktail bar heavily inspired by 90s Hollywood blockbusters. The property is primarily on basement level with a decorative ground floor entrance. The basement comprises interconnected trade areas with bar serveries, customer WCs and storage areas.

<b>Basement</b>	157 sq m (1,689 sq ft)
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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

The Premises Licence permits the sale of alcohol from 8:00 am until 1:00am seven days a week.

## Rating Assessment

It is entered into the current (2023) Rating List as a 'Public House & Premises' and has a Rateable Value of £47,000.

## Tenure

The property is held under the terms of a 10-year lease expiring in December 2033 with approximately 8 years unexpired. The rent payable is £65,750 per annum with five yearly open market rent reviews. A copy of the lease is available upon request. A new lease may be available, subject to negotiation with the landlord.

## Basis of Sale

Lease assignment or the landlord is open to granting a new lease with terms to be negotiated. Nil premium. Subject to contract.

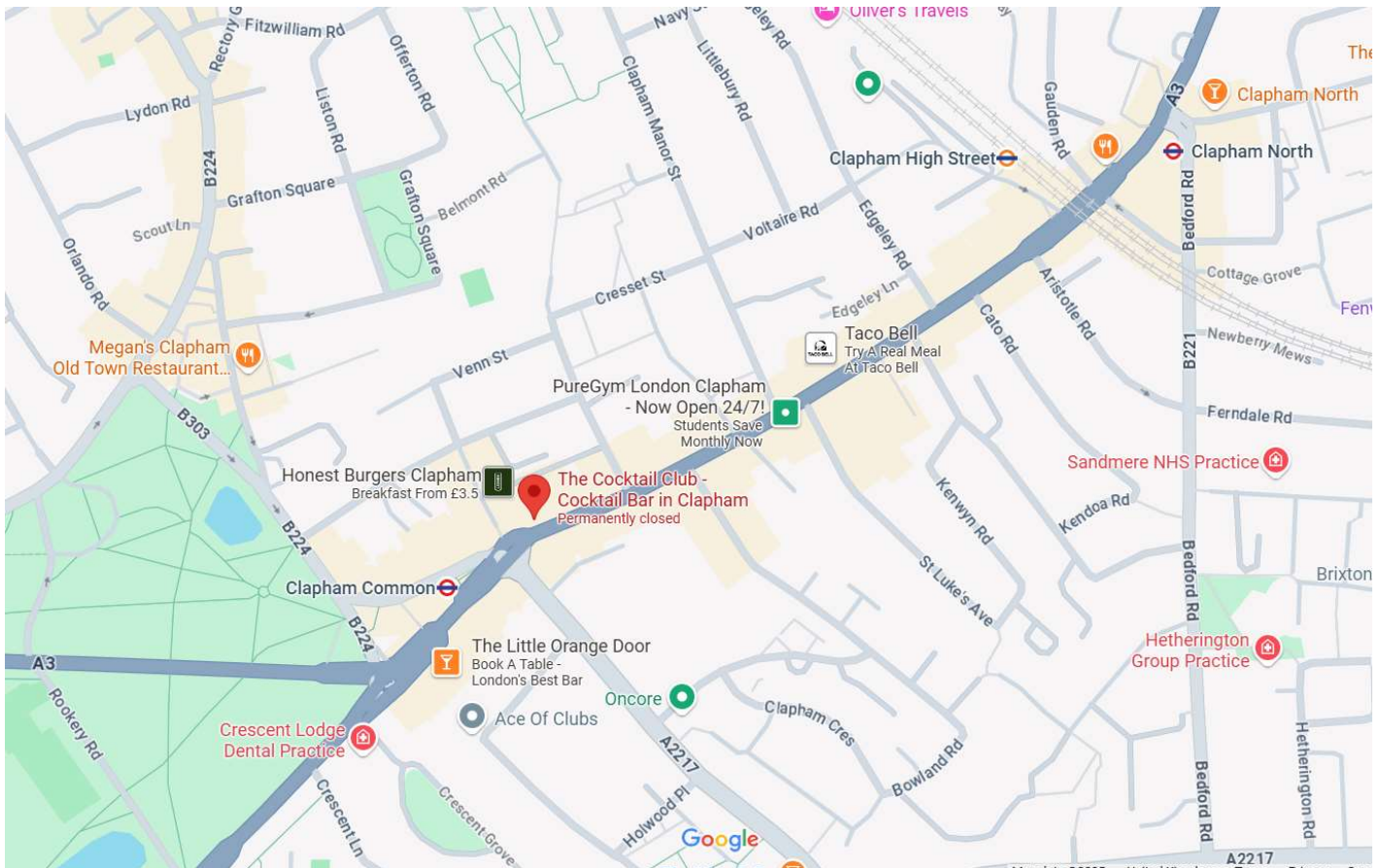
## EPC

B Rating. Copy available upon request.

## Further Information & Viewings

For further information or to organise a viewing, please contact either Michael Penfold ([michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)) or Panayiotis Themistocli ([panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com)) of the sole selling agent on tel. 020 7836 7826.

## Location Plan



Google Maps. Not to scale - Provided for indicative purposes.

## Additional Photos (historic, items have been removed from the venue)





