



**CONFIDENTIAL – STAFF UNAWARE**  
**FULLY FITTED RESTAURANT & BAR LEASE FOR SALE (2am license)**

**LAVENDER HILL, CLAPHAM JUNCTION, SW11**

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**Low rent**  
**A3 use with extraction**  
**Unrestricted license allowing sale of alcohol without food**  
**Rear access ideal for Deliveroo**

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**LOCATION**

Located on Lavender Hill SW11 within 200 metres of Clapham Junction Station (circa 32 million annual footfall). Nearby operators including Wholefoods, Four Thieves, Sugar Cane Bar, Joe & The Juice and Pizza Express.

**ACCOMMODATION**

The property is arranged over the ground and basement floors measuring approximately 1420 sq ft

**LEASE**

Available by way of an assignment of the existing 16 year lease due to expire in November 2027 at a rent of £37,000 pax. The lease is subject to five yearly reviews. It is our understanding that the lease is contracted inside the security of tenure and compensation provisions of the L&T Act 54.

**LICENSE**

We are advised that the premises license permits the sale by retail of alcohol ON the premises from 10am to 1:30am Friday and Saturdays and from 10am to midnight on Monday to Thursdays and until 11:30pm on Sundays. Off sales are also permitted until 1030 Sundays and until 11pm the rest of the week. It is our understanding that the license allows the sale of alcohol without food. A copy of the license is available on request.

**PREMIUM**

Offers invited for the benefit of the lease, valuable license, goodwill and all fixtures and fittings.

**BUSINESS RATES**

Rates payable £11,784 (interested parties are advised to confirm this figure with the local authority)

**FURTHER DETAILS ON APPLICATION** -

Marc Rogers

[marc@mkproperty.co.uk](mailto:marc@mkproperty.co.uk)

07816764653

[www.mkproperty.co.uk](http://www.mkproperty.co.uk)

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