



373 & 375-377

CLAPHAM ROAD



AN OPPORTUNITY TO PURCHASE TWO DISTINCTIVE GEORGIAN
OFFICE PROPERTIES IN THE HEART OF CLAPHAM NORTH

373 & 375-377 Clapham Road
London
SW9 9BT



Description

The properties comprise two early 19th Century former houses which are now used as offices, the Main Building at 375-377 Clapham Road and the Annex at 373 Clapham Road.

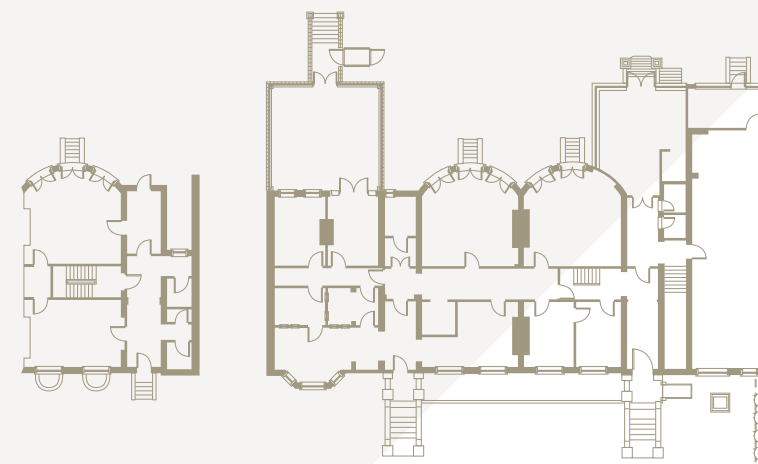
Formed of attractive London stock brick which is rendered in part, both properties are constructed over lower ground, ground and three upper floors. Internally the properties are arranged as offices and meeting/conference rooms of varying sizes.

The offices require upgrading. There is potential for conversion to alternative uses, subject to planning and all statutory approvals.

Features

- ◇ Gardens at the rear
- ◇ Carriage driveway
- ◇ 7 marked car spaces
- ◇ Central heating
- ◇ High ceilings/ period features
- ◇ Passenger lift in main building

Floor Layout



Ground Floor

Location

The properties are located on the east side of Clapham Road, approximately 200 yards north of its junction with Landor Road. Clapham Road serves as an arterial route into Central London.

North Clapham is an affluent south London district, offering an array of cafés, bars, restaurants, boutique shops and gyms. Clapham High Street and the expansive greenery of Clapham Common lie approximately $\frac{3}{4}$ mile to the south.

Overground

Clapham High Street: 5m walk

Underground

Clapham North (Northern): 3m walk

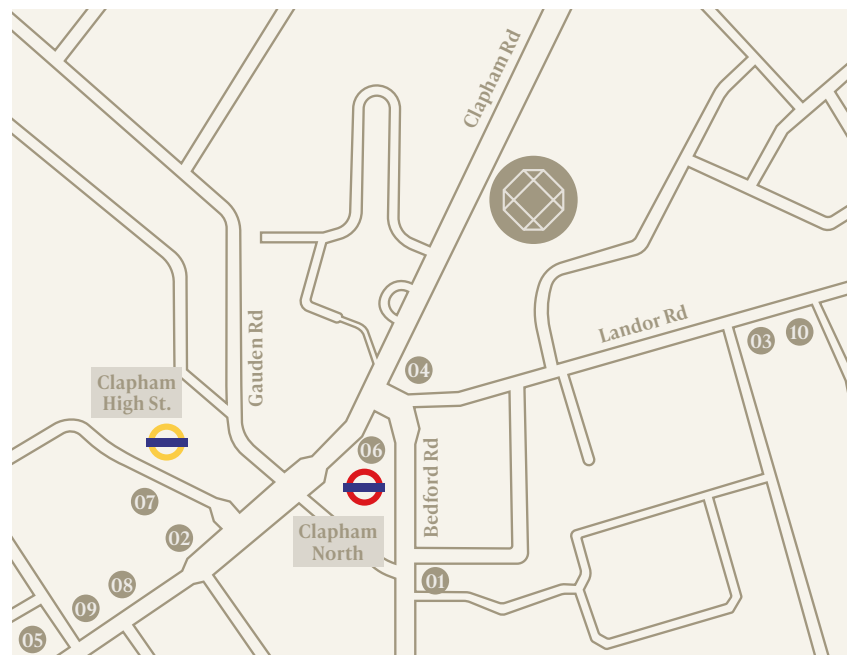
Stockwell (Victoria & Northern): 10m walk

Bus

Available bus routes: 50, 88, 155

Bike

On London Cycle superhighway



- | | | |
|--------------------------|----------------------|-------------------------------|
| 01 The Falcon | 05 La Reuda | 09 Mommi |
| 02 The Railway Tavern | 06 Sappho Mezze Bar | 10 The Old Post Office Bakery |
| 03 The Landor | 07 Tsunami | |
| 04 The Clapham North Pub | 08 Tonight Josephine | |

Floor Areas

Net floor area

The approximate net internal floor areas are as follows:

	Main Building	Annex	Total
Third Floor	762 sq ft	402 sq ft	1,164 sq ft
Second Floor	1,133 sq ft	651 sq ft	1,784 sq ft
First Floor	2,277 sq ft	832 sq ft	3,109 sq ft
Ground Floor	3,159 sq ft	1,266 sq ft	4,425 sq ft
Lower Ground Floor	813 sq ft	760 sq ft	1,573 sq ft
Total	8,144 sq ft	3,911 sq ft	12,055 sq ft

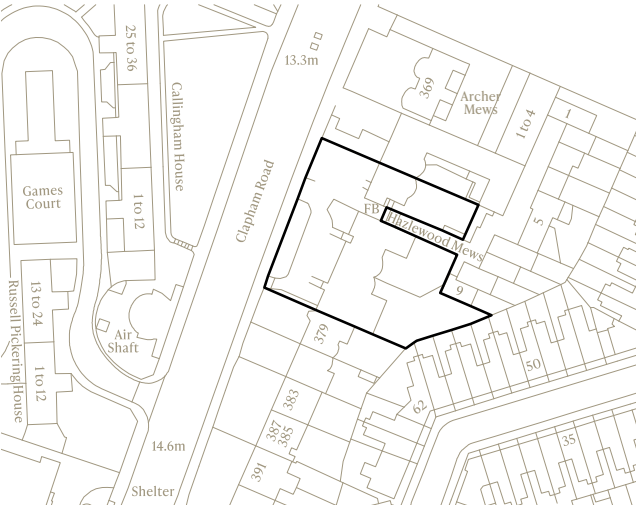
Gross floor area

The approximate gross internal floor areas are as follows:

	Main Building	Annex	Total
Third Floor	1,303 sq ft	592 sq ft	1,895 sq ft
Second Floor	1,895 sq ft	710 sq ft	2,605 sq ft
First Floor	3,176 sq ft	1,109 sq ft	4,285 sq ft
Ground Floor	4,446 sq ft	1,066 sq ft	5,512 sq ft
Lower Ground Floor	1,916 sq ft	904 sq ft	2,820 sq ft
Total	12,736 sq ft	4,381 sq ft	17,117 sq ft

Tenure

The property is held freehold under registered title no TGL204946 and shown on the title plan below.



A pedestrian and vehicular right of way has been granted over land at the front of the property in favour of owners of properties on Hazlewood Mews at the rear.

Planning

The planning authority is Lambeth Borough Council. The property is located within the Clapham Conservation Area (CA33). Both the Main Building and the Annex were listed Grade II in March 1981. There may be potential in the future for conversion of the properties to residential subject to planning and required approvals.

EPC

The Main Building has an energy performance rating of 86D. The Annex has an energy performance rating of 89D.



Vacant Possession

The property is offered with full vacant possession on completion of a sale.

Business Rates

The property is currently accessed at RV £214,000, the description in the Rating List being "offices and premises".

VAT

The property is not elected for VAT.

Method of Sale

Our instructions are to seek unconditional offers in excess of £4,750,000 for the purchase of the freehold interest with vacant possession.

AML Regulations

In accordance with Anti Money Laundering Regulations, at the heads of terms stage the purchaser will be required to satisfy the vendor on identity and source of monies to fund the transaction.

Further Information

For further information or an appointment to inspect please contact:



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