

USP.

57 Abbeville Road, London,
SW4 9JW

**RESTAURANT/RETAIL TO
RENT**

1,283 SQ FT

usp.london

020 3757 7777

Tokyo Retro

Japanese Yoshoku Cuisine & Sweets

020 3302 7574



Accomodation

Floor	Availability	Area (sq ft)	Rent (pa)
Ground	Available	1,283	£45,000.00
TOTAL		1,283	

Amenities

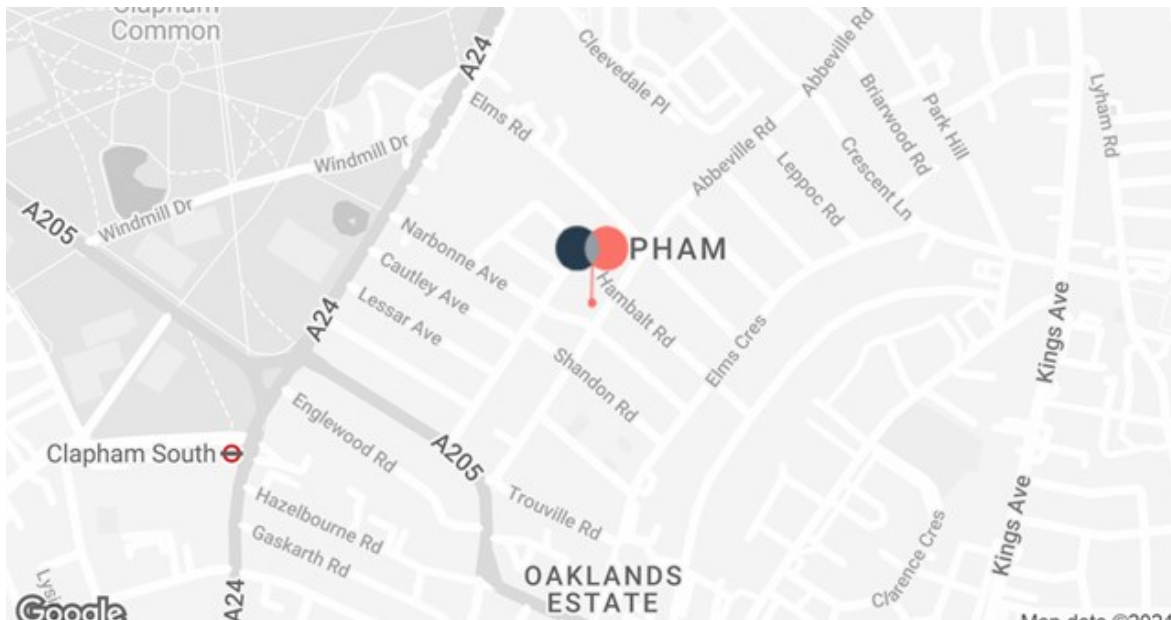
Existing Extraction Installed.

Great High Street Presence.

Affluent Location.

Various Uses Considered.





Description

E-Class unit to let.

Presented is an excellent opportunity to acquire a retail unit on the affluent Abbeville Road. The property comprises 1,283 sqft across the ground floor with a small utility basement.

This former-restaurant features a bi-folding door frontage which can open up into the main seating area and offer direct access onto the pedestrian walkway. A commercial kitchen is present at the back of the property and is equipped with an existing extraction route as well as gas supply. The rear of the property also comprises 2 WC's, storage and rear access for loading/unloading.

Abbeville Road is in the heart of an affluent neighbourhood which is popular amongst both residents and businesses. A number of boutique enterprises operate on Abbeville Road, offering artisan and specialist goods and services. Operating neighbours include The Ginger Pig, Bottle Apostle, Camile, Nue Ground and Gail's.

Clapham South tube station is just a 10 minute walk away and is serviced by the Northern Line, providing connectivity to the rest of the Underground network.

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Further Information

A new lease available directly from the Landlord.

Rent
£45,000 PA

Service Charge
TBC

Rates
Est. £11,000 PA. Please
check with the VOA.

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