

This photo is prior to the current tenant's occupation.  
There may have been changes to the flooring. All  
interested parties are advised to inspect first before  
making an offer



## AVAILABLE - TO LET/ FOR SALE

**189 Stonhouse Street, London SW4 6BB**

Class E premises with front area, rear courtyard and x1 parking space 1,610 sq ft (149.6 sq m)

£72,450 per annum exclusive

Offers in the region of £1.1 million for the long leasehold interest

All enquiries to

**0203 576 3331**

[Assemblycre.co.uk](http://Assemblycre.co.uk)



**Assembly.**

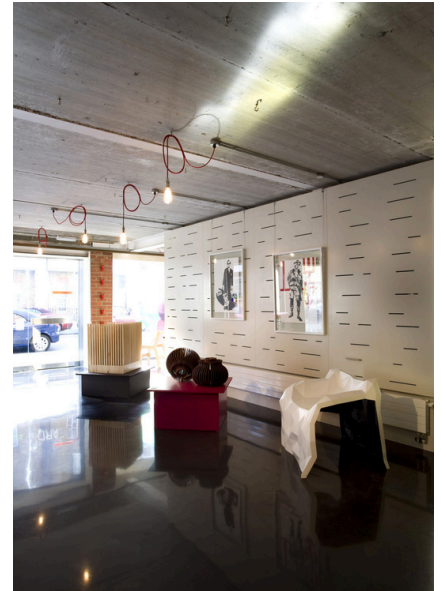
Commercial Real Estate

# 189 Stonhouse Street, London SW4 6BB

Class E premises with demised front area, rear courtyard and x1 parking space



Please note. The images below are before the current tenant's occupation. There may have been changes to the flooring and layout since these photos were taken. All interested parties are advised to inspect internally before making an offer.



These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

# 189 Stonhouse Street, London SW4 6BB

Class E premises with demised front area, rear courtyard and x1 parking space



## Location

The property is located on Stonhouse Street, in the heart of Clapham. Transport links for the area are superb, with Clapham Common Station approximately 150 metres away from the property. Local amenities are also excellent, with various bars, restaurants and shops located on the High Street.

## Description

The unit is arranged over ground floor only, benefiting from a demised pavement area in front of the unit, as well as a demised courtyard to the rear. The property also comes with 1 parking space.

## Amenities:

- Internal security shutter
- Mixture of resin and wood flooring
- Gas Central Heating
- Kitchenette
- Disabled W/C and WC's
- Contemporary hanging lighting
- Exposed concrete ceiling
- Sliding front doors

**Rent** £72,450 per annum exclusive

**Sale Price** Offers in the region of £1.1 million for the long leasehold interest

**Business Rates for 2023/2024** £18,213 per annum approximately.

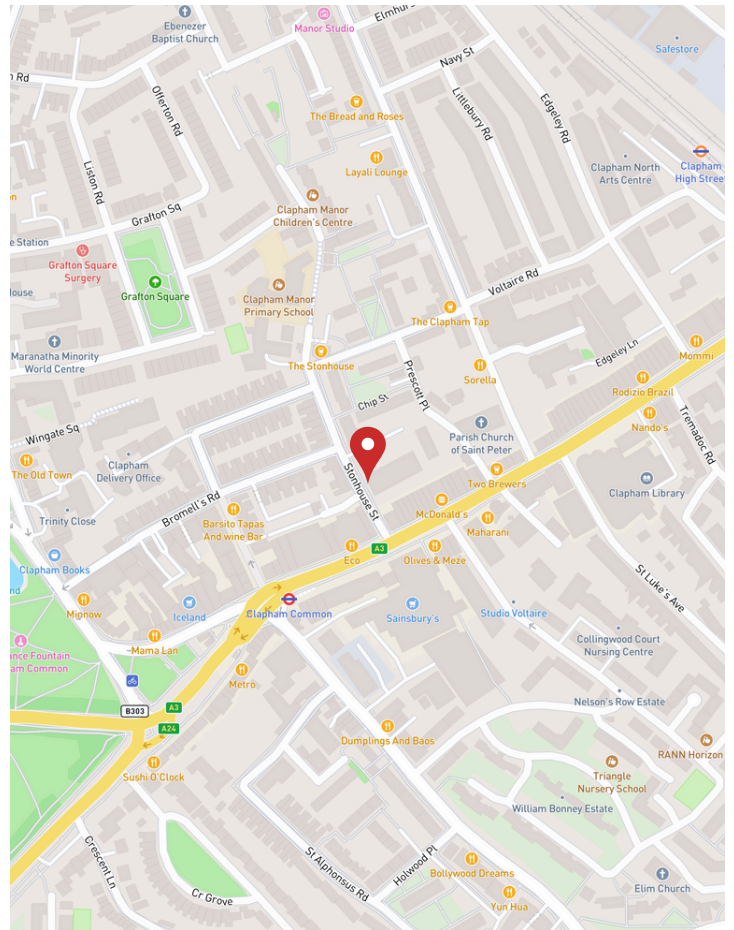
**Building Type** Class E use

**VAT** The premises are elected for VAT

**EPC Rating** D-80

## Size

1,610 sq ft (149.6 sq m) approx NIA



## Contact Owners Joint Sole Agents

**Assembly CRE**

020 3576 3331

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