



56 Clapham Park Road

Clapham, London, SW4 7BG

Corner Property on Clapham Park Road – Flexible Use Opportunity

1,100 sq ft
(102.19 sq m)

- Prominent corner-positioning
- Excellent visibility with dual-aspect frontage
- Outdoor seating
- Alcohol licence in place
- Flexible Use Class - E & Sui Generis (Bar)
- Late Night License

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Summary

Available Size	1,100 sq ft
Rent	£35,000 per annum
Rates Payable	£16,467 per annum
Rateable Value	£33,000
Service Charge	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B

Description

The property comprises a ground floor commercial unit prominently positioned on a corner site on Clapham Park Road, benefiting from excellent visibility, dual-aspect frontage, and strong street presence. The accommodation is arranged mainly as open-plan space with ancillary storage and WC facilities. The unit benefits from wine bar use, an alcohol licence, and an outdoor seating licence, making it well suited to food and beverage or leisure-led operators. The property is supported by a strong local residential catchment, good footfall, and excellent transport links to Clapham, Brixton, and Central London.

Location

56 Clapham Park Road is prominently positioned on a busy stretch of Clapham Park Road, a well-established mixed-use location linking Clapham and Brixton. The property benefits from strong passing traffic and good footfall, with Clapham Common Underground Station (Northern Line), Clapham High Street Overground Station, and numerous bus routes all within close proximity. The location is further enhanced by its proximity to Clapham Common and the surrounding residential catchment, supporting a wide range of occupier types.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,100	102.19	Available

Viewings

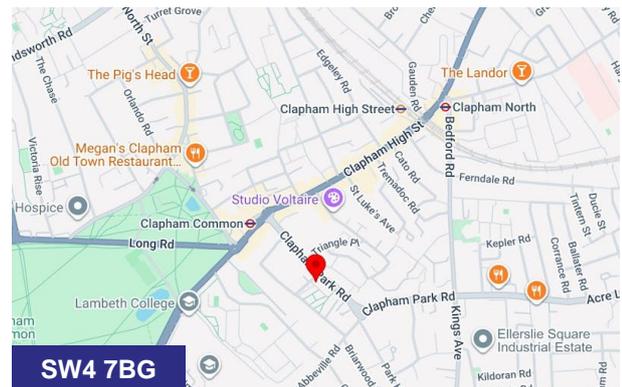
Strictly by appointment only

Terms

Strictly by appointment only.

Existing Fittings & Fixtures

Available to purchase via separate arrangement.



Viewing & Further Information

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