

**LEWIS
& CO**

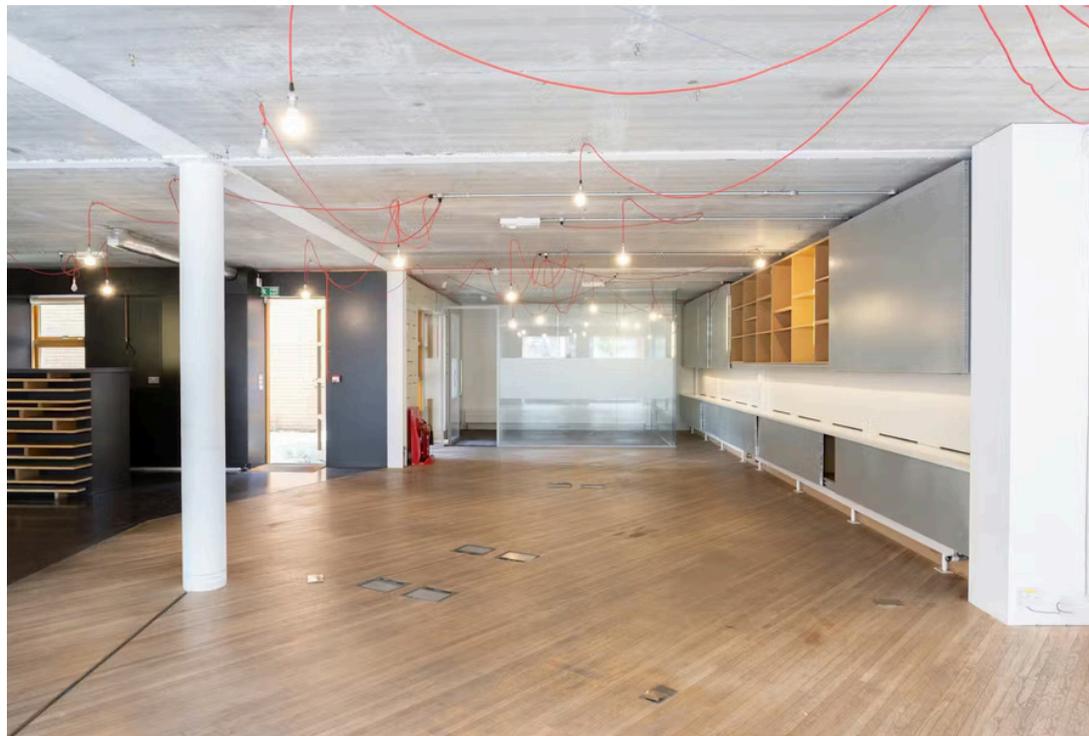
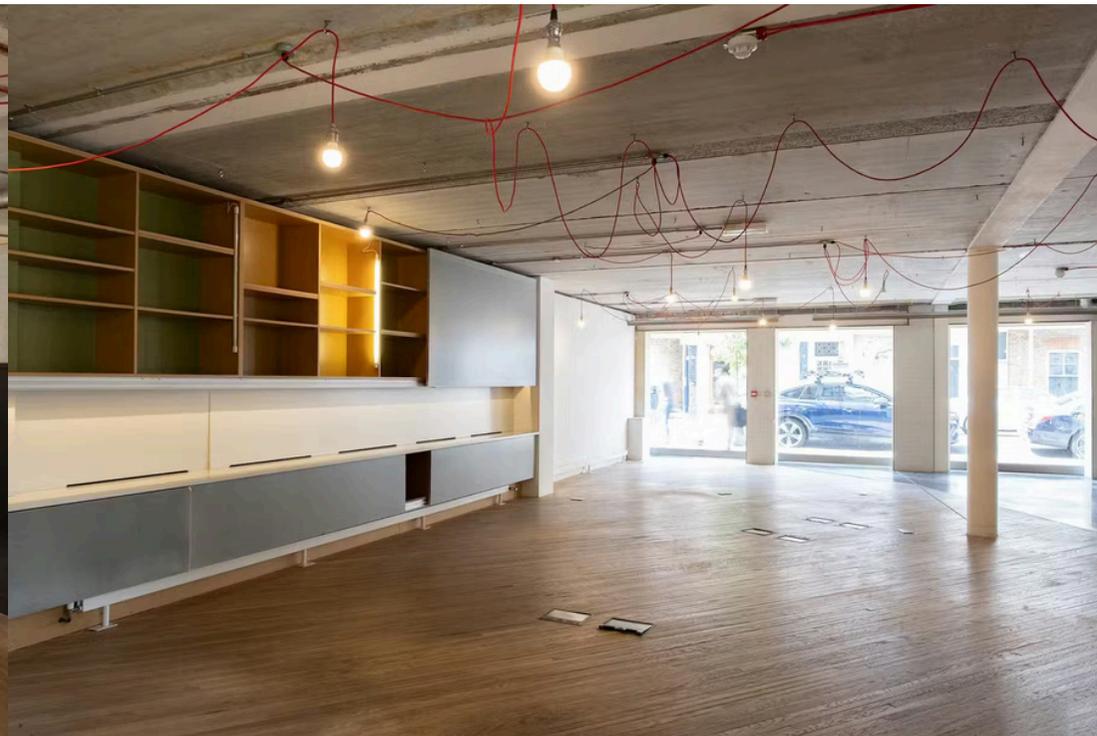
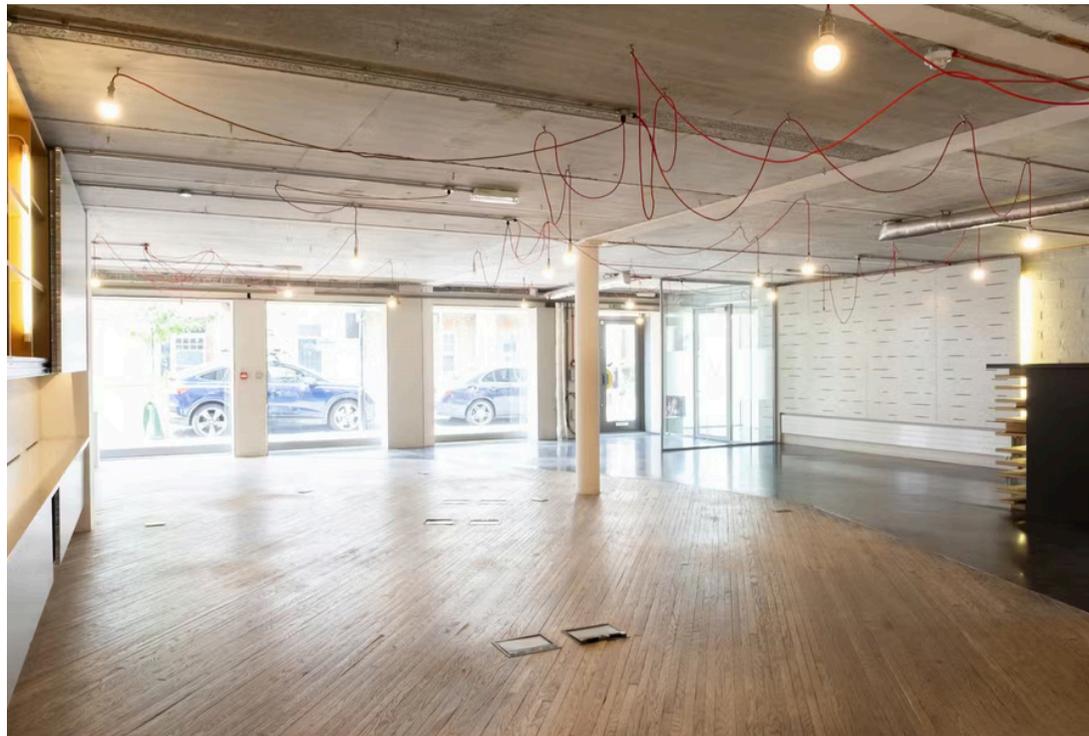


189 STONHOUSE STREET

CLAPHAM, SW4 6BB

CLASS E - FOR SALE / MAY LET

1,650 SQ FT



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DESCRIPTION

A rare opportunity to acquire a high-quality ground floor Class E commercial unit extending to approximately 1,650 sq ft. The property benefits from excellent natural light and a versatile open-plan layout, together with a private forecourt, rear courtyard terrace and a dedicated parking space. The unit sits within a strong residential and commercial catchment and is ideally suited to a range of occupiers including medical, wellness, fitness, office or retail uses.

LOCATION

Situated in the heart of Clapham, a well-established and vibrant South West London district. The property is positioned just off Clapham High Street, providing immediate access to a wide range of cafés, restaurants, gyms and retail amenities.

Clapham Common and Clapham North Underground stations (Northern Line) are both within easy walking distance, offering direct access to the City and West End, while numerous bus routes serve the surrounding area. The location benefits from excellent connectivity and a strong local amenity base, making it a popular destination for creative, media and professional occupiers.

SPECIFICATION

- 1 x private parking space
- 2 x WCs (inc disabled)
- Front forecourt
- Private rear terrace
- Glazed prominent frontage
- Excellent transport links

FLOOR AREAS

Floor	sq ft	sq m
Ground	1,650	153

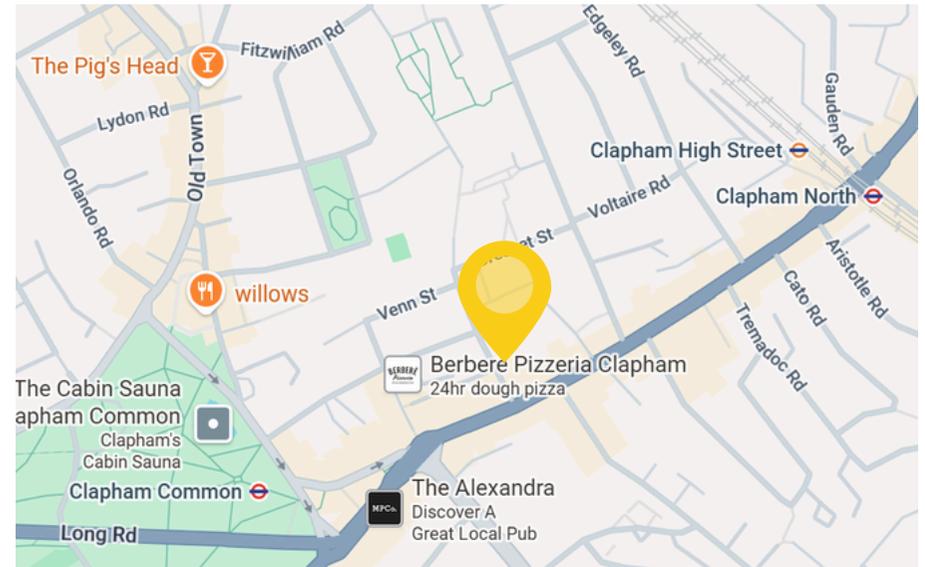
TERMS

Long leasehold with c. 981 years remaining, or a new occupational lease to be agreed.

PRICING

£990,000 OR £60,000 PER ANNUM EXCLUSIVE

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RATES

Rateable Value (from 01/04/26):
£48,750

Interested parties are advised to make their own enquiries with the local authority.

VAT

The property is elected for VAT.

EPC

80 D

VIEWING

Strictly by appointment through the sole agents.

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