



D1 UNIT TO LET IN CLAPHAM

**37 ST JOHNS HILL, CLAPHAM,
LONDON, SW11 1HT**



Location:

The subject property occupies a prominent position on St. Johns Hill opposite Clapham Junction station (Overground & National Rail).

The surrounding occupiers are a mixture of established independent operators and multinational retailers including Snappy Snapps, Paddy Power, The Money Shop, Sainsburys Local and Caffè Nero.

Accommodation:

The units are arranged over a ground floor and has the following approximate net internal areas:

Ground Floor: **1,037 sq. ft. (96.34 m²)**

Use:

The retail premises benefits from D1 planning consent. Alternative uses may be considered subject to planning.

Rent:

£35,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

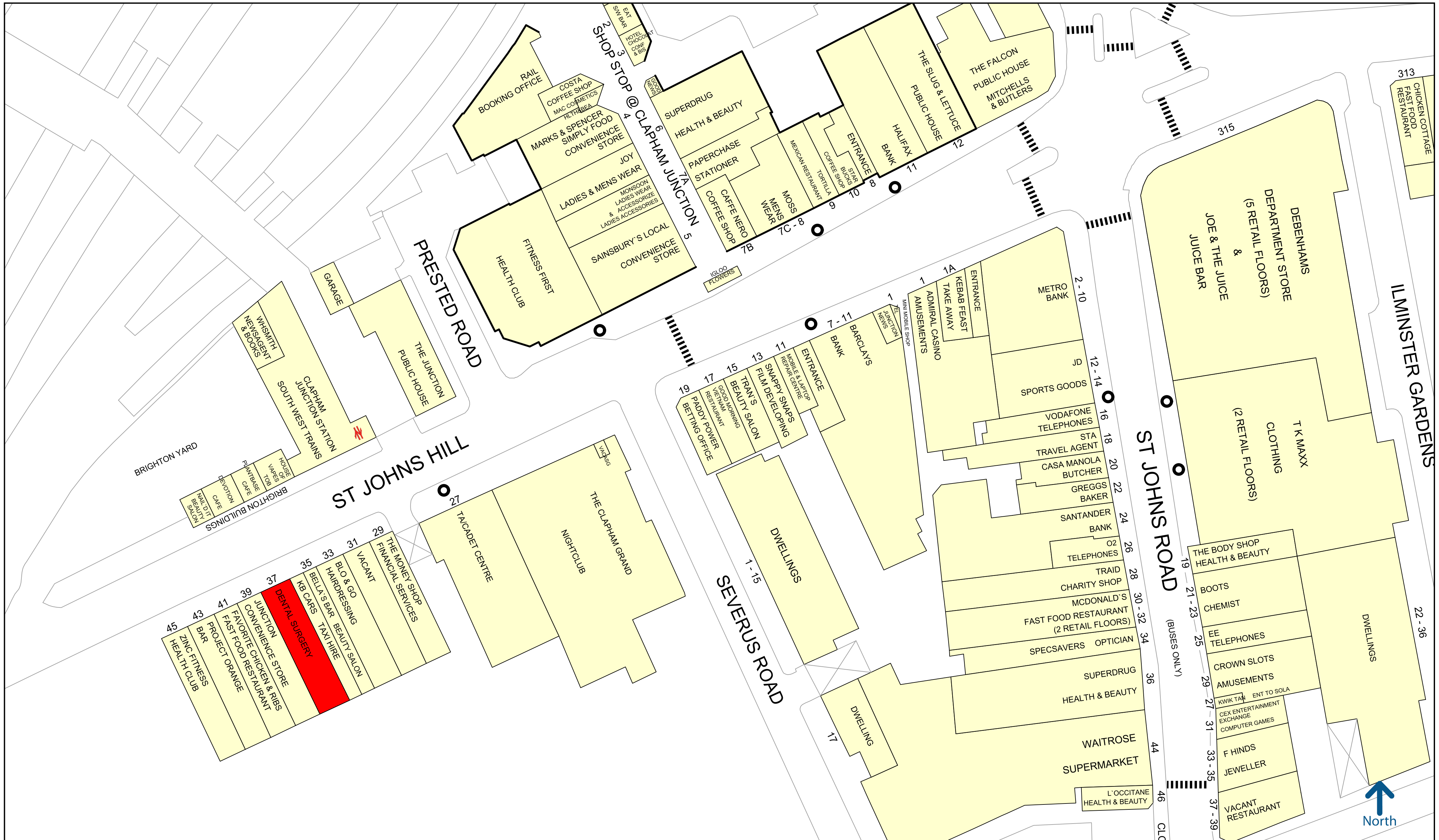
Each party to bear their own legal costs.

Viewings:

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25 metres

