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# 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 Caffe 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 m<sup>2</sup>)

## 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.

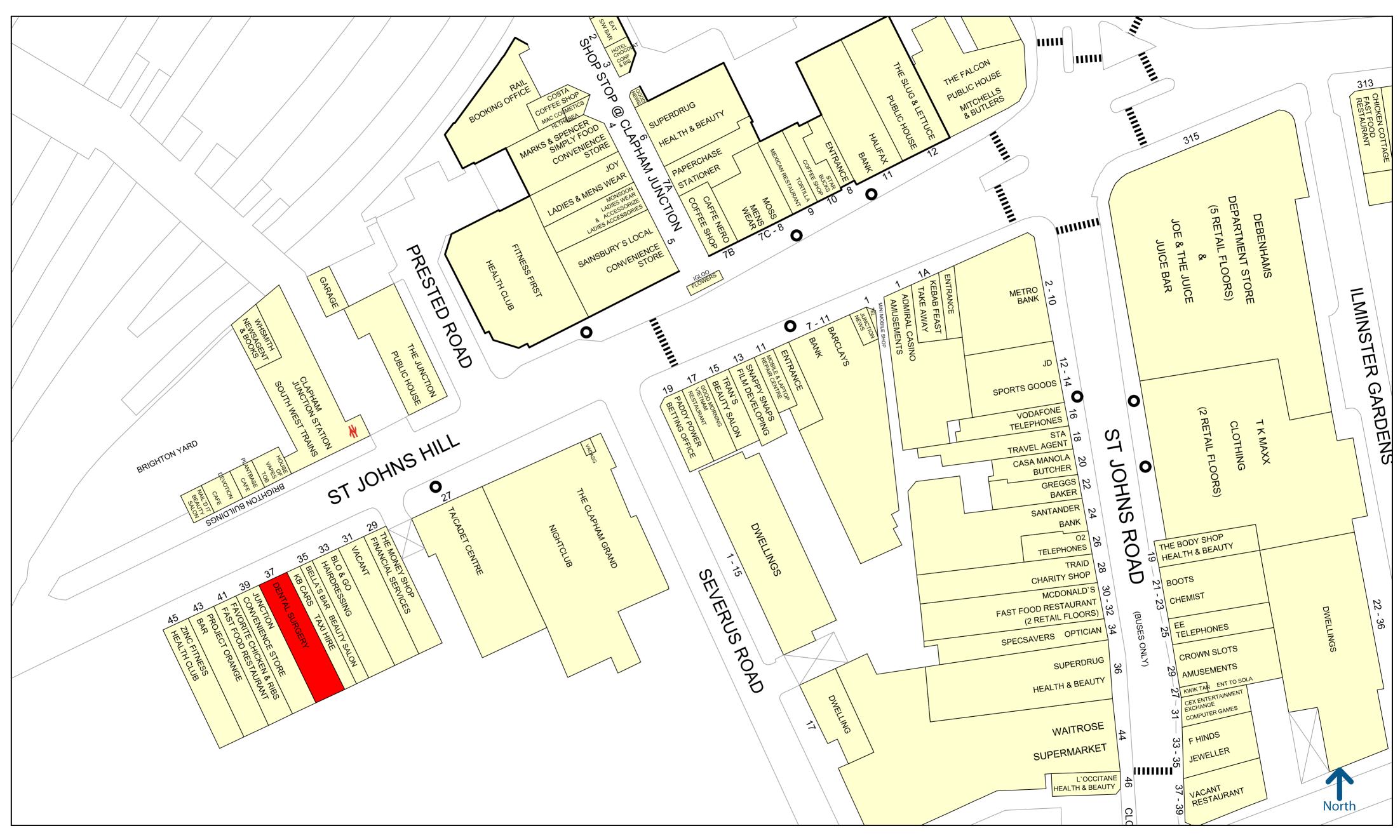
#### Viewings:

Please contact:

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25 metres

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