

To Let A1 Use

291 Lavender Hill
London
SW11 1LP



For further information or an
appointment to view please contact:

Tamara Sokolova

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Description

The property is situated on the south side of Lavender Hill in a parade of 8 retail units and next to Patrizia Manias hair salon. It benefits from a large glass frontage onto a busy road with plenty of passing traffic. The property has good transport links being only a 5 minute walk from Clapham Junction Rail and Overground station. There are also numerous bus routes into Central London and Wandsworth.

Accommodation

The subject property comprises of ground floor retail space below a residential block. It has previously been configured as a double unit with the neighbouring 293 Lavender Hill.

Approximate net internal areas are as follows:

	Sq Ft	Sq M
Retail Sales	378	35.31
ITZA	378	35.31
Storage	91	8.45
Total	469	43.76

Rent

In the region of £25,000 per annum.

Lease

A new flexible lease contracted out of Sections 24-48 of the Landlord & Tenant Act 1954 is being offered. The unit will be taken as seen.

Rent Deposit

A six month rent deposit will be required.

Service Charge

TBC

Business Rates

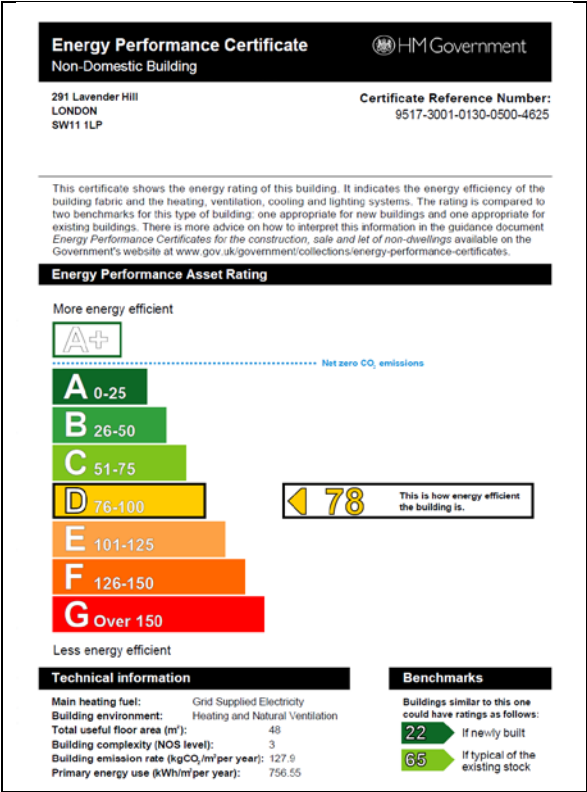
Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal Costs

The tenant is to be responsible for all legal costs incurred in the transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

EPC

The EPC is rated D.



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VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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