

INCENTIVES AVAILABLE**CLAPHAM JUNCTION
155 NORTHCOTE ROAD
SW11 4LT****LOCATION**

Northcote Road is a popular South West London retail destination, located in the affluent London district of Battersea. Public transport is available from Clapham Junction mainline station, Clapham South tube station and regular bus services.

Nearby retailers include: **Farrow & Ball, Cath Kidston and Mamas and Papas.**

ACCOMMODATION

The premises are arranged on ground floor only and comprise the following approximate Net Internal Area:-

Ground Floor Area	29 sq m	320 sq ft
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LEASE TERMS

The property is available by way of an assignment of the existing lease, inside the security of tenure provisions of the Landlord and Tenant Act 1954, set to expire on 17th August 2022.

A sub-lease for a term to be agreed may also be made available.

RENT

£30,000 per annum

SERVICE CHARGE

Further information is available upon request.

**EPC**

Available upon request

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

VAT

All figures referred to are exclusive of VAT (if applicable).

RATES

Rateable Value - **£21,750**

Rates Payable 2019/20 – **£10,679 pa**

All parties should make their own enquires to Wandsworth Council - 020 8871 6000

VIEWING

For further details, floor plans or an appointment to view, please contact:

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