

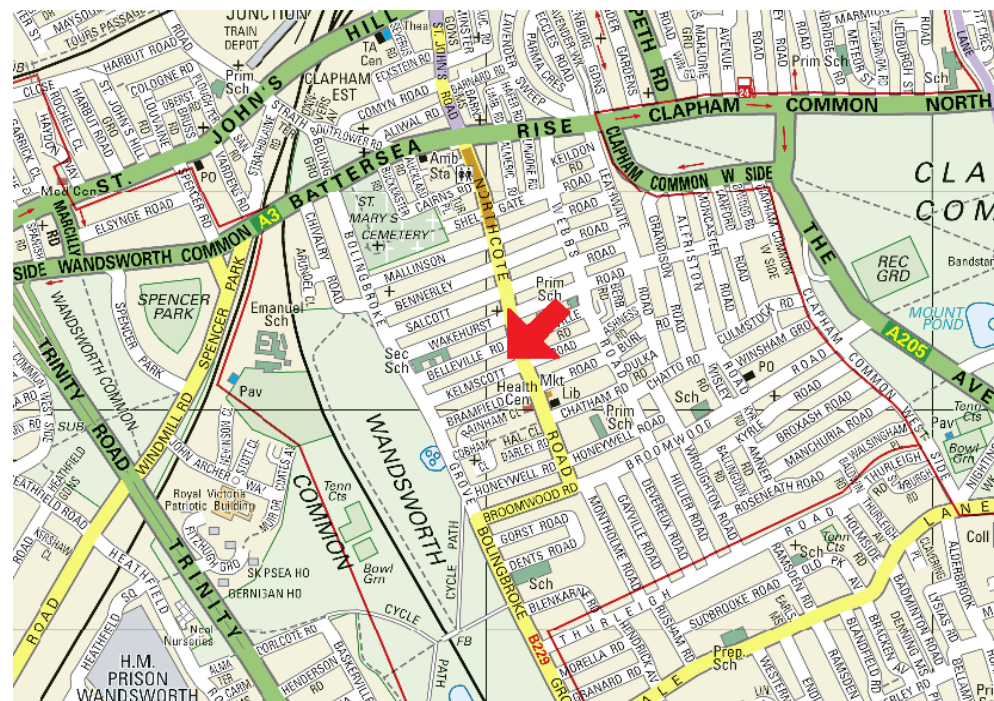
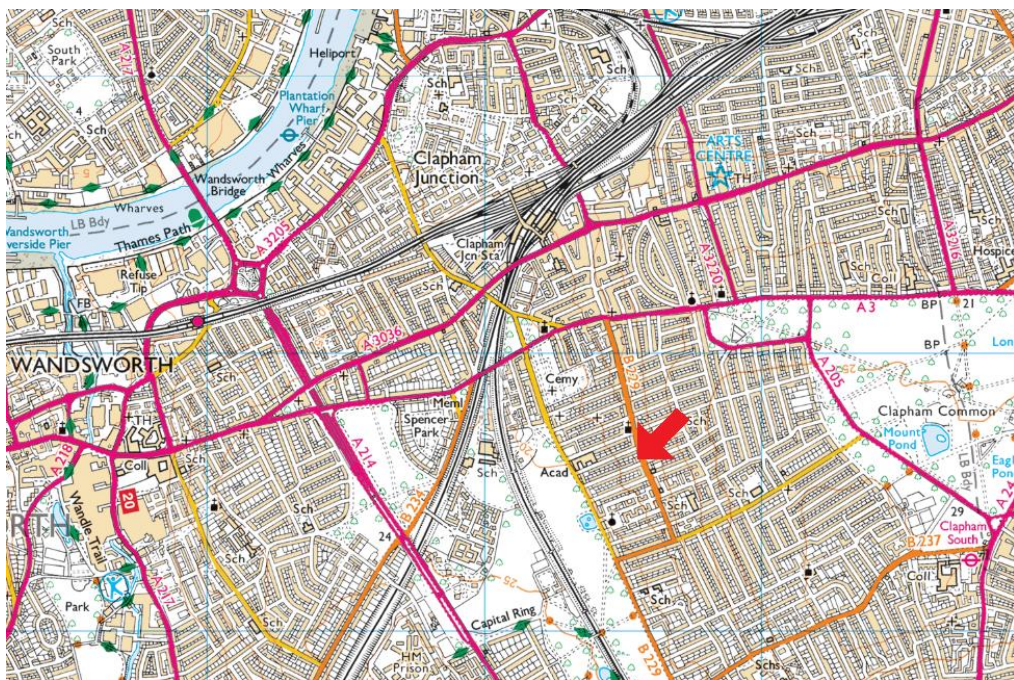
A1 SHOP TO LET

120 Northcote Road,
London,
SW11 6QU



Location

The property is prominently situated on Northcote Road and benefits from excellent transport links. Positioned close to the unit is Clapham Junction Station (0.8 miles) which offers access to South Western Railway and Southern services. Northcote Road also allows access to various bus routes: Waterloo, Battersea, Sloan Square, Putney Heath and Wimbledon. Other traders nearby include Petit Bateau, Northcote Pharmacy, Iris and Hydro fit.



Description

The subject property consists of ground floor only retail space. The premises has recently been re-developed and now encompasses a larger ground floor unit. The property is currently in a shell state ready for a new occupier to fit the unit out to their specification.

Accommodation

The premises benefits from the following approximate (NIA) floor areas:

Ground Floor	87.9 sqm	946 sq ft
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Terms

New full repairing and insuring leases are available for a term to be agreed by negotiation.

Rent

POA

Planning

An A1 (Shop) commercial unit, in accordance with the Town and Country Planning Act 1987 (As amended).

VAT

To be confirmed.

EPC

Available on request.

Business Rates

To be accessed.

Further Information & Viewing:

The following further information is available upon request:

- Energy Performance Certificate

Strictly by appointment through Joint Sole Agents Kinleigh Folkard and Hayward. If you would like to make enquiries or wish to inspect, please contact:

William Holmes

DD: 020 8739 2071

E-mail: wholmes@kfh.co.uk

Hector Nelson

DD: 020 8739 2089

Email: hnelson@kfh.co.uk

Kinleigh Folkard and Hayward

KFH House

5 Compton Road

London SW19 7QA

Web: www.kfh.co.uk/commercial-property

Kinleigh Folkard and Hayward Commercial Property Services:

- | | | |
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Important Notice:

Whilst these particulars are believed to be correct, they are provided merely as a general guide to the property and do not and shall not hereafter become part of any offer or contract. Any person with an interest in the property should satisfy themselves as to any matters concerning the premises by inspection or otherwise as to their correctness. Neither Kinleigh Folkard & Hayward nor any of their employees or agents have authority to make or give any representation or warranty in relation to the property. **May 2019**