

CLAPHAM JUNCTION

69 St John's Road, SW11 1QX

Multiple Shop Unit – To Let

LOCATION

The premises are situated in a central position just south of **Marks & Spencer's** new **food hall**, within the semi-pedestrianised St John's Road shopping thoroughfare, being positioned close to major multiples such as **Clarks, Holland & Barrett, Waterstones, Pret a Manger, Tiger of Copenhagen, Rush**, etc. This location is a short distance from both the Clapham Junction main **railway station** and the extensive specialist shopping facilities along **Northcote Road**. Please see the street plan overleaf.

THE PROPERTY

The premises form a single lock-up shop unit, arranged on ground floor alone, being rectangular in shape and having the following approximate dimensions:-

Gross Frontage	18ft 0ins	5.48 m
Internal Width – Front	16ft 6ins	5.03 m
Internal Width – Rear	14ft 0ins	4.27 m
Shop Depth	52ft 1ins	15.87 m
Site Depth	62ft 0ins	18.90 m

Retail Area	820 sq ft	76.0 sq m
Ancillary Space	81 sq ft	7.5 sq m

TERM

This shop property is offered by way of a new 10 year lease, subject to a single upward only rent review at the 5th year, to be held on full repairing and insuring covenants.

RENT

The rent to be **£68,500 per annum**, exclusive.

All rents are subject to VAT if appropriate.

POSSESSION

Available from the autumn of 2019.



RATES

We are advised by the Local Rating Authority that the premises are assessed as follows and interested parties are advised to check the VOA website for confirmation:-

Rateable Value	£49,000
Rates Payable (2019/2020)*	£24,059

* As the premises fall below the government discount threshold the payable figure may currently be eligible for a 1/3rd reduction for a 2 year period.

EPC

The EPC rating for these premises are D(82) and an EPC is available for inspection upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING / FURTHER INFORMATION

Please contact Robert Bebington on 020 7493 5551 or drb@bebington.com.

SUBJECT TO CONTRACT

17/07/2019



Chartered Surveyors