

# Clapham Junction, London SW11

## 164 Falcon Road

Class E Opportunity



### Location

Clapham Junction is a major residential hotspot for London commuters and is particularly popular with young professionals and families. 75% of residents are categorised within the most affluent ABC1 social grades.

The subject property benefits from high visibility with an external facing frontage onto Falcon Road adjacent to the crossroads with St Johns Hill and St Johns Road. The entrance to the Station is a short walk away.

The unit is located immediately adjacent to **The Falcon** with **Fitness First**, **Revolution**, **Metro Bank** and **Debenhams** all in close proximity.

### Demise

The property is arranged over ground floor only, providing the following approximate dimensions and areas (NIA):

<b>Ground Floor</b>	<b>927 sq ft</b>	<b>86 sq m</b>
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### Tenure

A new lease for a term to be agreed which is to be contracted outside of the 1954 Landlord & Tenant Act and subject to Landlord development breaks. Further details available on request.

### Rent

£75,000 per annum exclusive

### Rates

<b>Rateable Value</b>	£31,000
<b>Rates Payable</b>	£15,469 p.a.

Interested parties are advised to make their own enquiries to Wandsworth Council on 020 8871 6000

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

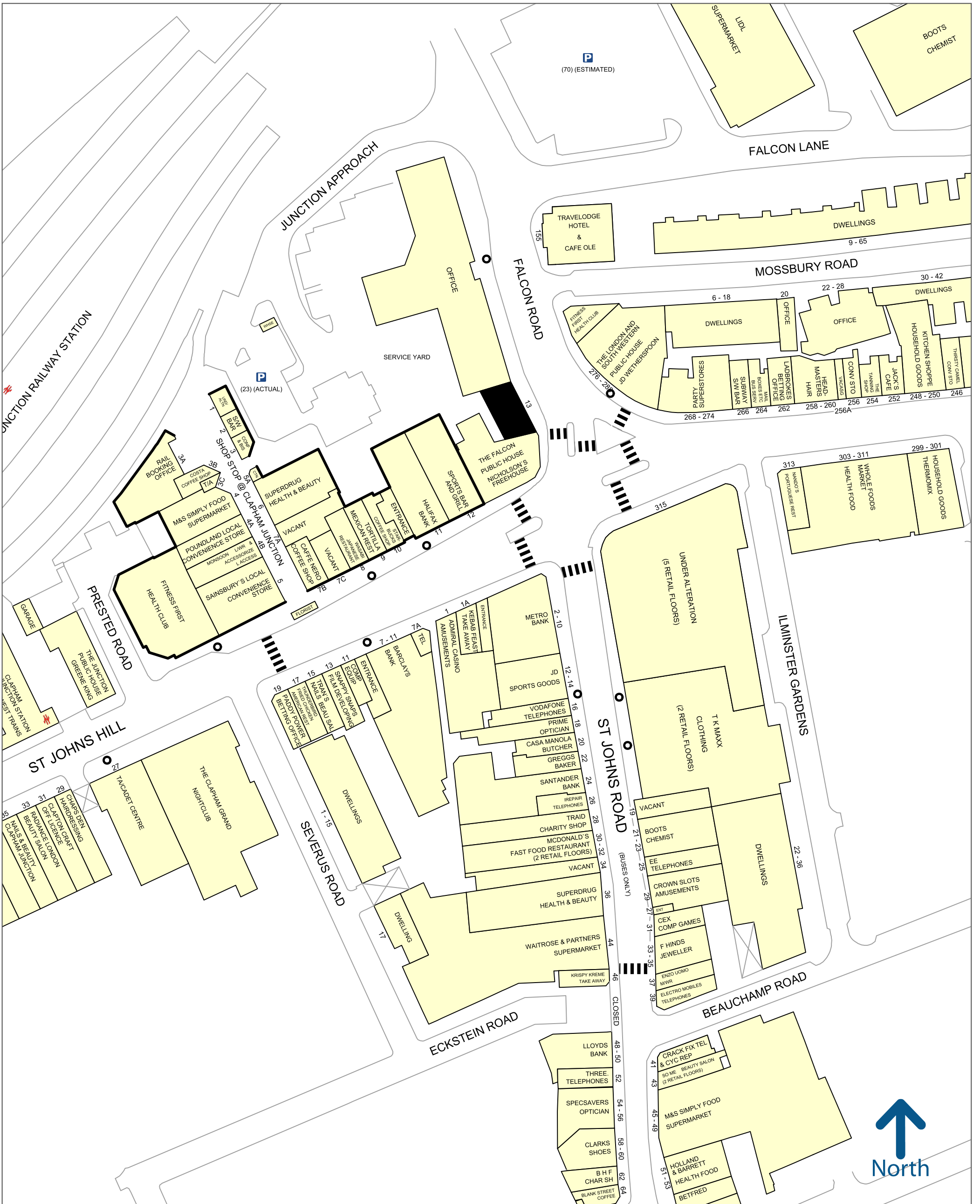
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