

Clapham Junction, London SW11

76/78 St John's Road

Class E Opportunity – Subject to Vacant Possession



Location

The subject premises occupy a prominent corner location on St John's Road, the main route linking Clapham Junction with Northcote Road.

Located immediately adjacent to **Ryman**, other nearby retailers include **Clarks**, **Pret A Manger**, **Holland & Barrett**, **Marks & Spencer** and **Waterstones**.

Demise

The property is arranged over ground and basement floors and will be amalgamated to create the following approximate net internal floor areas:

Ground Floor	1,229 sq ft	114 sq m
Basement (anc)	1,075 sq ft	99 sq m
Total	2,354 sq ft	214 sq m

Tenure

Subject to vacant possession, the premises are available by way of a new effective FRI lease, subject to 5 yearly upwards only rent reviews.

Rent

£140,000 per annum exclusive

Rates

Rateable Value	To be assessed
Rates Payable	To be assessed

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:

forge

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50 metres



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