

# Clapham Junction, London SW11

## 76 St John's Road

Class E Opportunity – Subject to Vacant Possession



### Location

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

Located immediately adjacent to **Amorino**, other nearby retailers include **Clarks**, **Three**, **Holland & Barrett**, **Marks & Spencer**, **Waterstones**.

### Demise

The property is arranged over ground and basement floors and provides the following approximate net internal floor areas:

Ground Floor	748 sq ft	70 sq m
Basement	744 sq ft	69 sq m
<b>Total</b>	<b>1,492 sq ft</b>	<b>139 sq m</b>

### 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

£87,500 per annum exclusive

### Rates

<b>Rateable Value</b>	£65,500
<b>Rates Payable</b>	£33,536 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:

**forge**

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