

Clapham Junction, London SW11

Unit 1, ShopStop

Class E Opportunity – Subject to Vacant Possession



Location

The subject premises occupy a hugely prominent position within Clapham Junction Station. The station is one of the UK's busiest with annual footfall in excess of **23 million** (Source TFL 2017) and a catchment of 2 million within 6 miles of the scheme.

The unit is located immediately adjacent **M&S Simply Food** and **Costa Coffee**. Other occupiers within the station include **Sainsbury's**, **Hotel Chocolat** and **Lush**.

Demise

The sales area is arranged over ground floor only, with additional remote storage nearby, providing the following approximate net internal floor areas:

Ground Floor	346 sq ft	32 sq m
Remote Storage	316 sq ft	29 sq m
Total	662 sq ft	61 sq m

Tenure

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews, to be contracted outside of the Landlord & Tenant Act 1954.

Rent

Upon application

Rates

Rateable Value	£43,000
Rates Payable	£21,457 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:

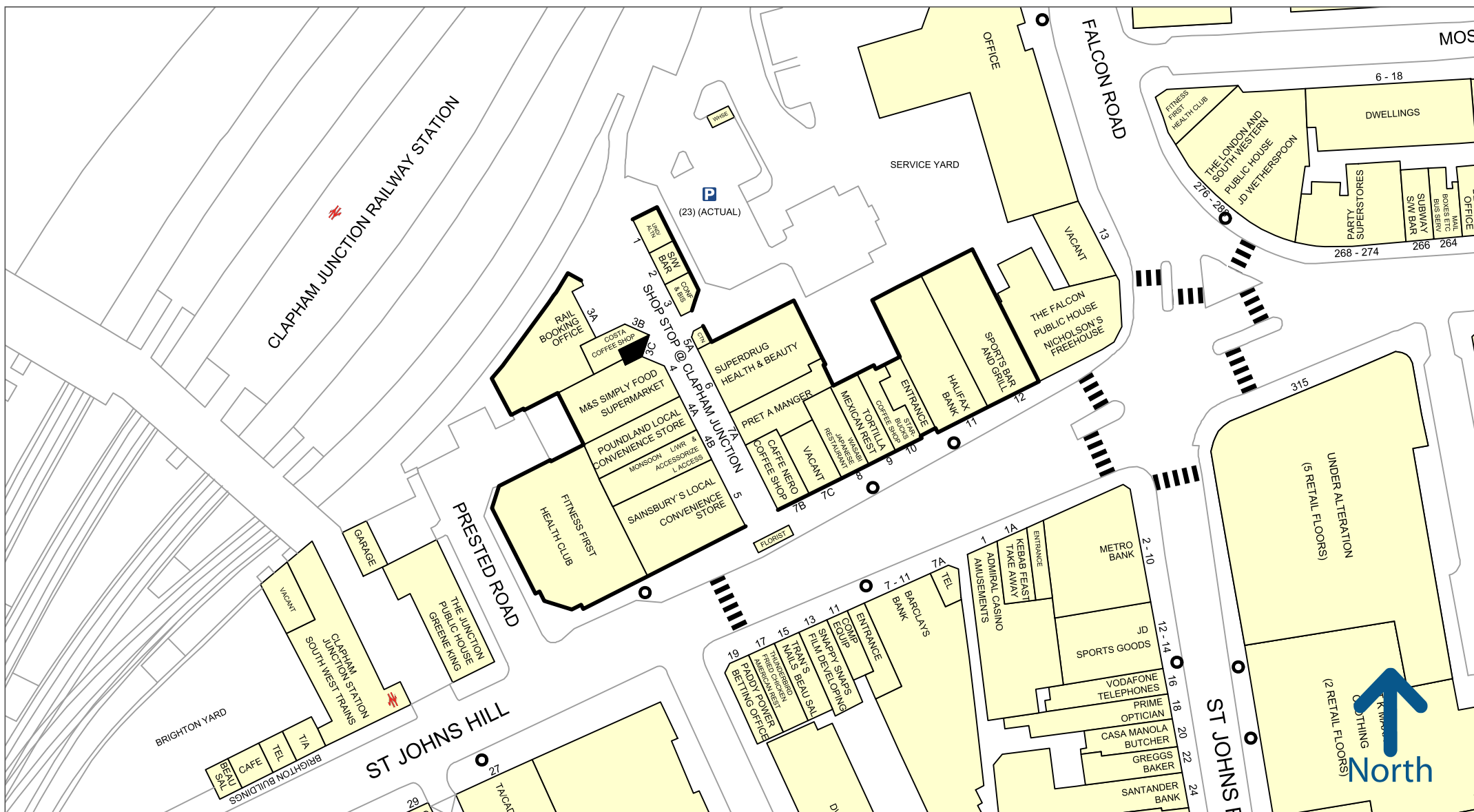
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Experian Goad Plan Created: 07/09/2023

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