

# Clapham Junction, London SW11

## Unit 7c, ShopStop

Class E Opportunity



### Location

The subject premises occupy a hugely prominent position on the front of Clapham Junction Station. The station is one of the UK's busiest stations and has a catchment of 2 million people within a 6 mile radius.

The unit is located immediately adjacent to **Caffe Nero** and **Wasabi**. Other occupiers within the station include **Sainsbury's**, **Accessorize**, **M&S Simply Food** and the recently opened **Pret A Manger**.

### Demise

The property is arranged over ground floor only, comprising the following approximate net internal floor areas:

<b>Ground Floor</b>	<b>882 sq ft</b>	<b>82 sq m</b>
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### 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

<b>Rateable Value</b>	To be assessed
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<b>Rates Payable</b>	To be assessed
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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:

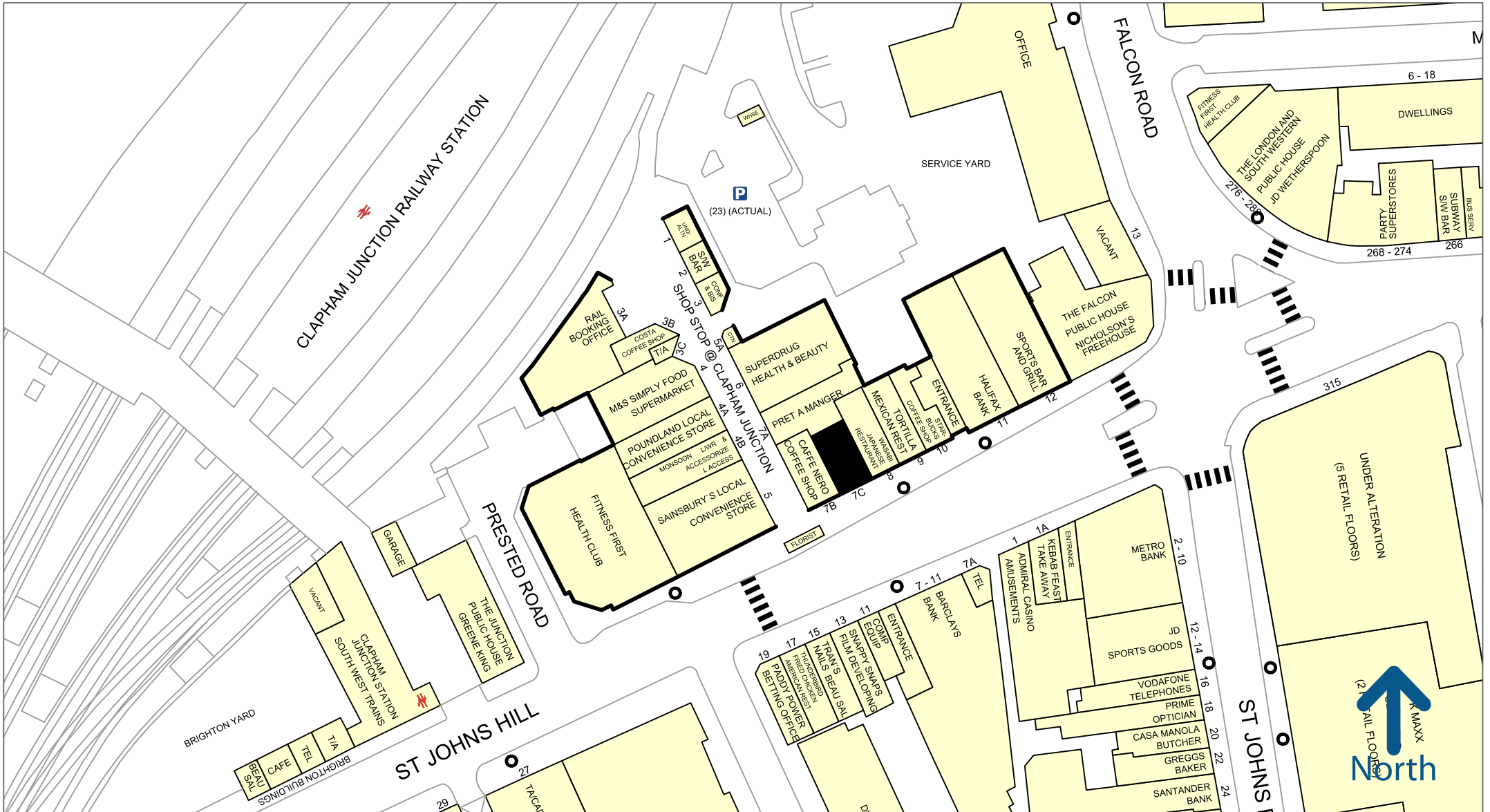
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50 metres

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