

Clapham Junction, London SW11

Unit 12, ShopStop

Sui Generis/Bar Opportunity – Subject To Vacant Possession



Location

The subject property occupies a hugely prominent position on St John's Hill nearby the entrance to 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 **Halifax** and **The Falcon Pub**. Other occupiers within the station include **Sainsbury's**, **Superdrug**, **M&S Simply Food** and **Pret A Manger**.

Demise

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

Ground Floor	2,975 sq ft	276.4 sq m
Basement	1,914 sq ft	202.1 sq m
Total	4,889 sq ft	454.2 sq m

Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent

Upon application

Rates

Rateable Value	£123,000
Rates Payable	£68,265

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

Service Charge

£45,613.81 p.a

EPC

Available upon request.

For further information or to arrange a viewing please contact:

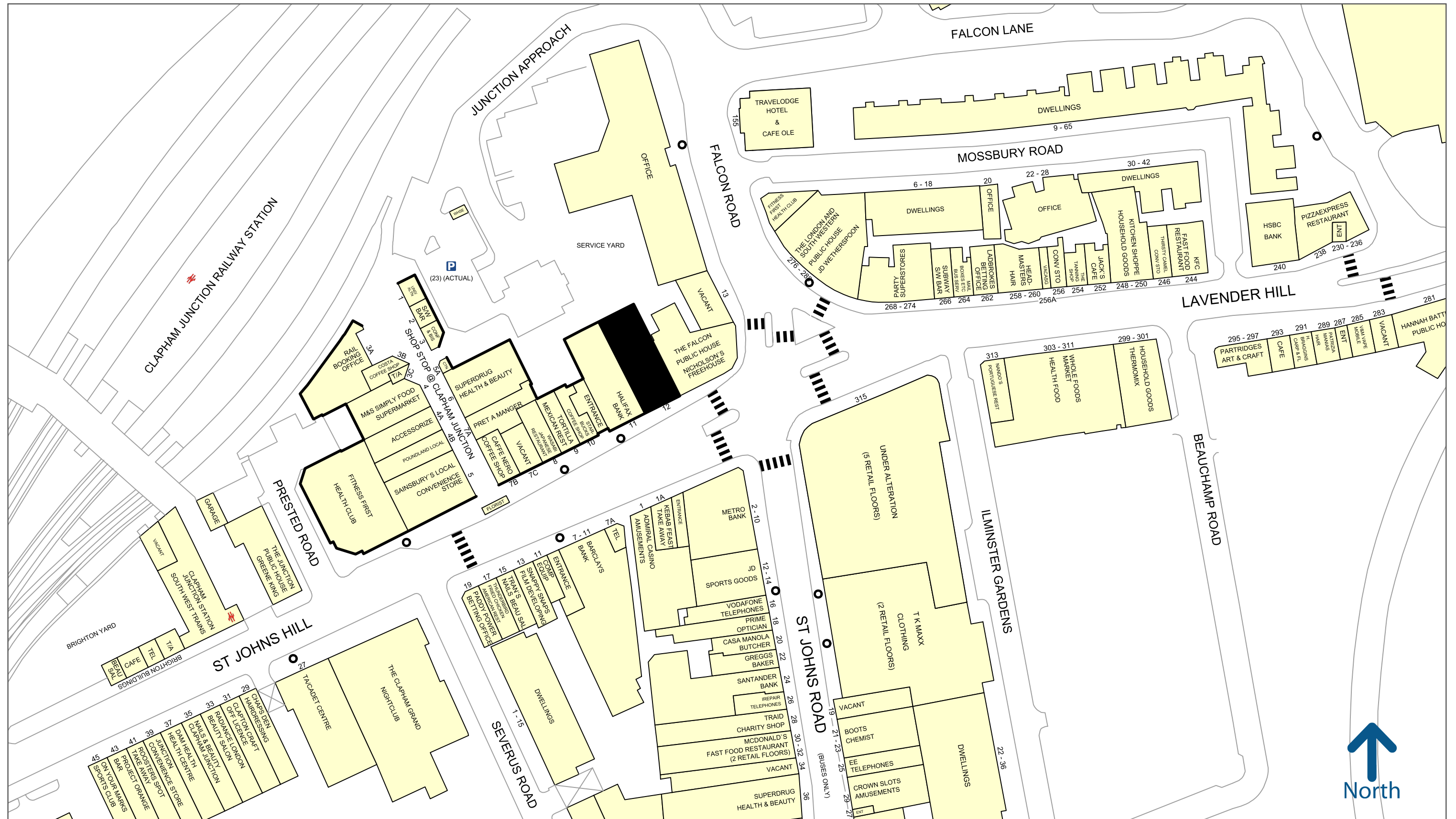
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