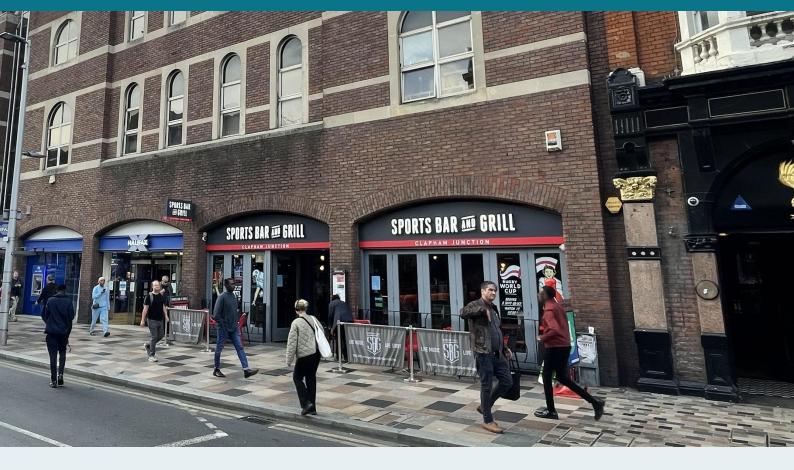
# Clapham Junction, London SW11 Unit 12, ShopStop

Class E 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:

Total	4,889 sa ft	454.2 sg m
Basement	1,914 sq ft	202.1 sq m
Ground Floor	2,975 sq ft	276.4 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	£65,313 p.a

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

# **Service Charge**

£45,613.81 p.a

#### **EPC**

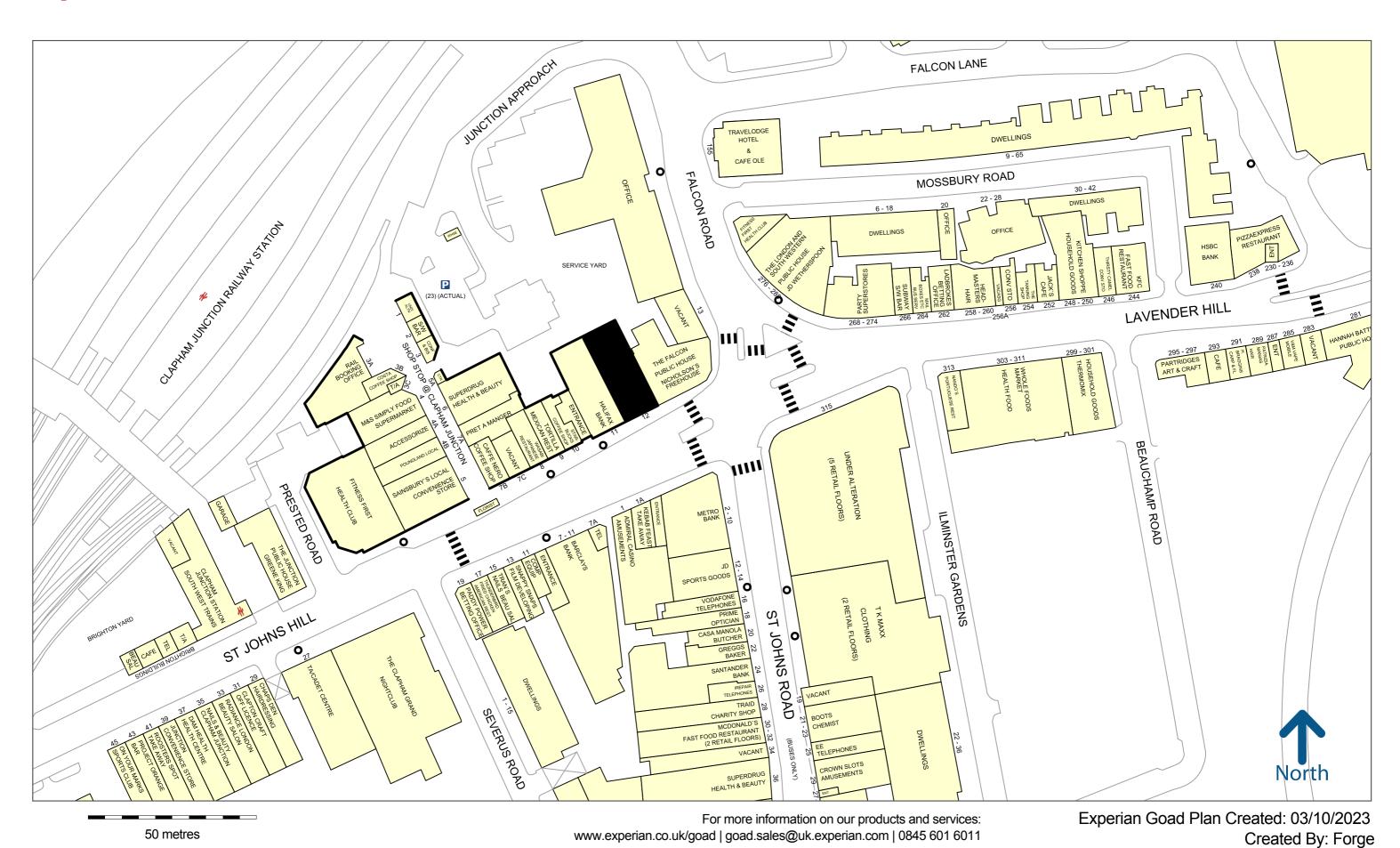
Available upon request.

For further information or to arrange a viewing please contact:











Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property.