

# 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:

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

### 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:

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