

Clapham Junction, London SW11

Unit 2, 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 to **Hotel Chocolat** and the ticket barriers to the station platforms. Nearby occupiers include **Costa Coffee**, **Marks and Spencer's**, **Accessorize**, **Sainsburys** and **Pret A Manger**. **Bagel Factory** and **Change Group** have recently concluded deals and are due to open imminently.

Demise

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

Ground Floor	324 sq ft	30.1 sq m
First Floor Storage	287 sq ft	26.7 sq m
Total	611 sq ft	56.8 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 from **September 2024** (subject to vacant possession).

Rent

Upon application

Rates

Rateable Value	£30,250
Rates Payable	£15,094.75p.a.

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

Service Charge (2024)

£16,663.15 pa.

EPC

Available upon request.

For further information or to arrange a viewing please contact:

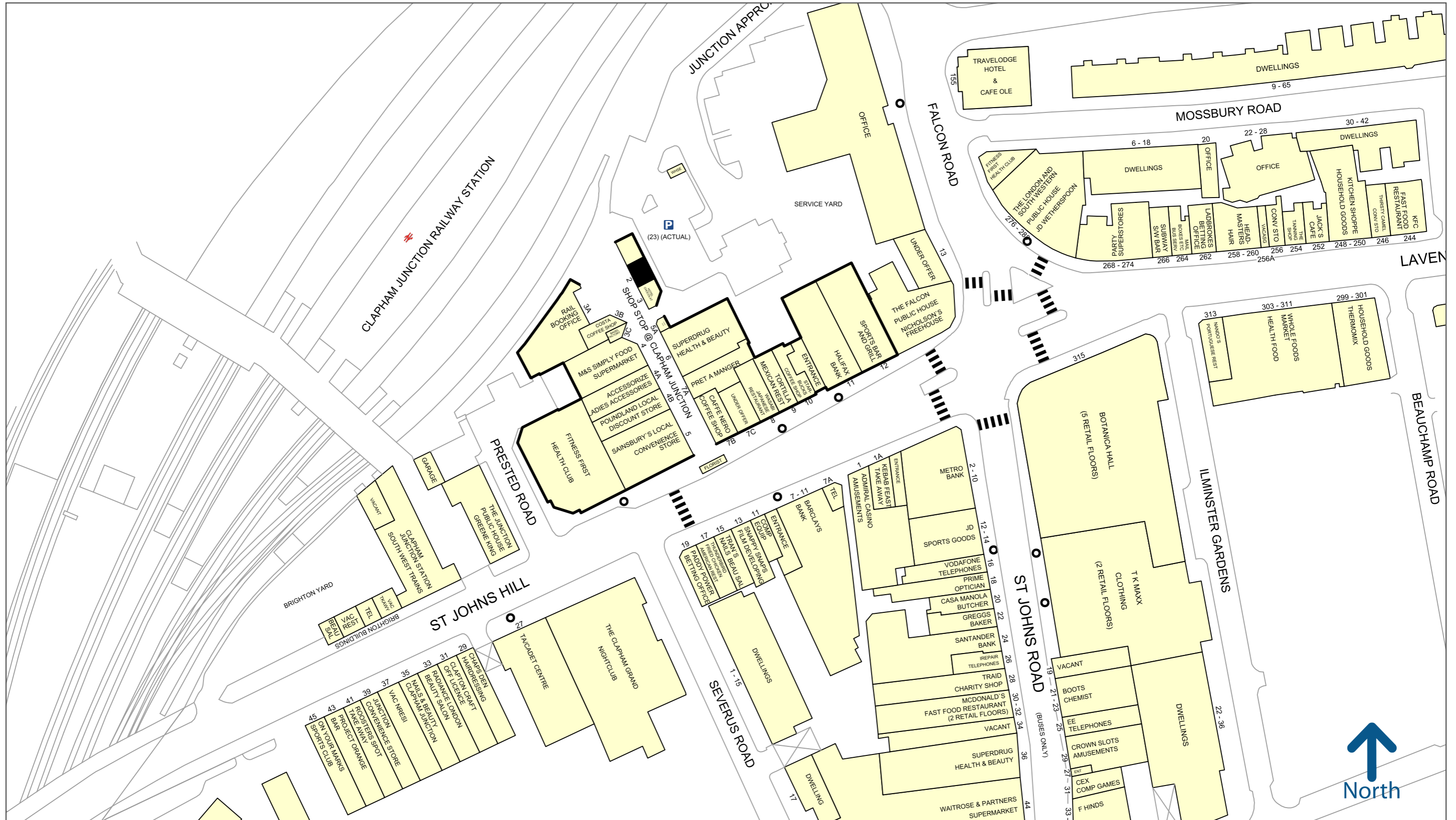
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