

TOWN CENTRE CLASS E PREMISES
TO LET - RENT 69,500 PER ANNUM
18 ST JOHN'S ROAD CLAPHAM JUNCTION SW11 1PN

 **Willmotts**
The Complete Property Service
020 8748 6644

EXECUTIVE SUMMARY

- PRIME TRADING POSITION
- 1,3221 SQ FT RETAIL SPACE
- ARRANGED OVER GROUND & BASEMENT
- GOOD FOOTFALL LOCATION
- ATTRACTIVE SW LONDON POSTCODE

Location

The property occupies a prominent position within a prime retail pitch within the Clapham area. The property is also within a short walk away from the Clapham Junction Overground Station. Some of the nearby operators include TKMaxx, M&S Food, Waterstones Flying Tiger, Vodafone, and Holland & Barrett. The transport links are also excellent with numerous buses passing outside the property.

Description

The subject property is a mid-terrace three storey commercial building which was formally trading as opticians. The accommodation is arranged over ground providing a spacious retail space and the basement floor good size storage. There is an emergency exit discharging to the rear service road, this access point is ideal for receiving deliveries

User

Class E of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has an Energy Performance Certificate rating of B(46). A Copy of the EPC is available upon request.

Legal

Each party to bear its own legal costs.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Net Internal Floor Area
Ground	1,060 sq. ft. – 98.47 sq. m
Basement	262 sq. ft. – 24.33 sq. m
Total	1,322 sq. ft. – 118 sq. m

Terms

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews.

Rent

£69,500 per annum exclusive of other outgoings.

Rateable Value:

We are advised by the VOA that the rateable value for the property is £52,000; however, interested parties should make their own enquiries on the rates payable.

VAT

The property has been elected for VAT purposes and such will attract VAT at the prevailing rate.

Local Authority

London Borough of Wandsworth.

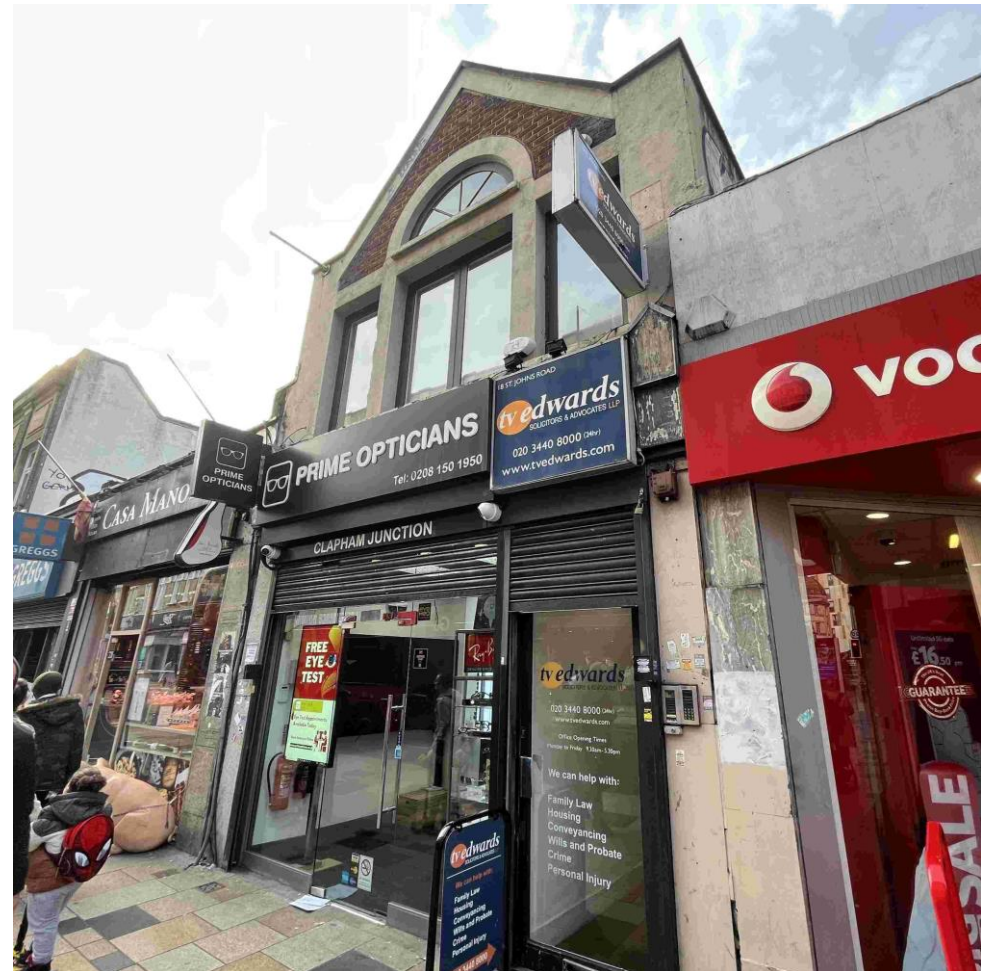
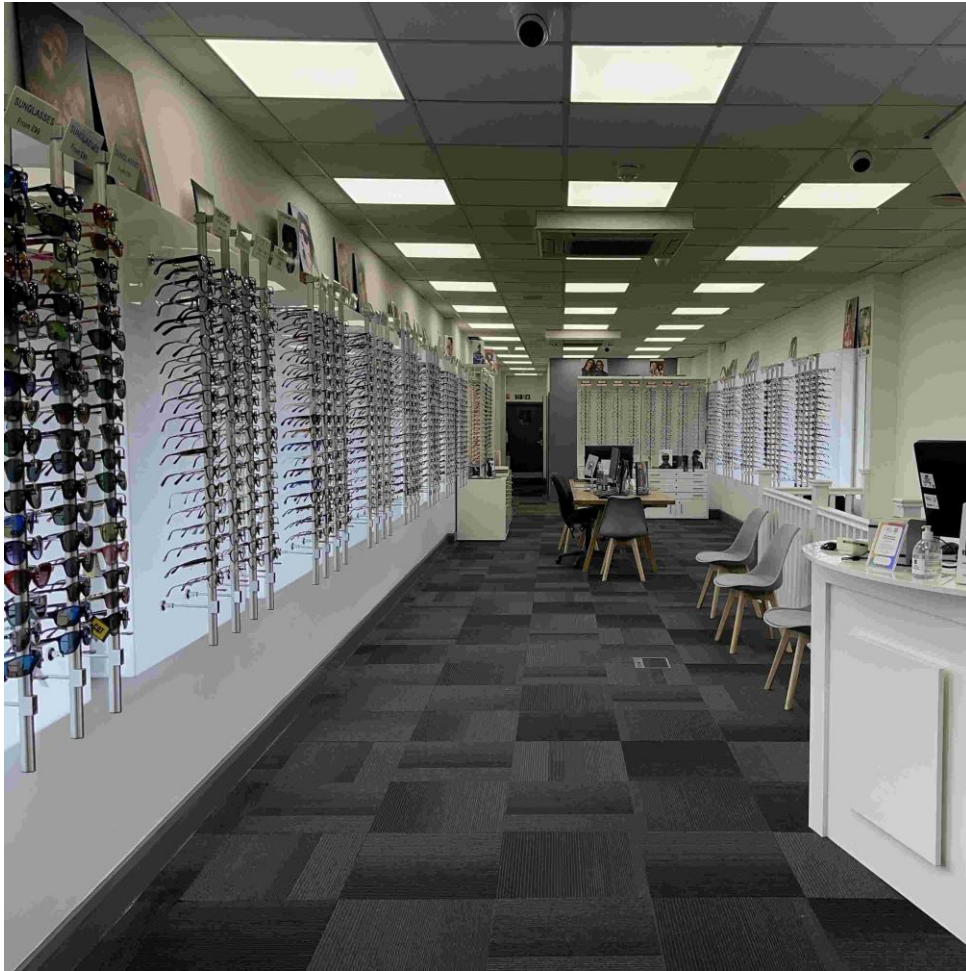
AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars (“Information”) may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

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