



OFFICE SUITE/CLASS E PREMISES ON A NEW LEASE
TO LET £32,500 PER ANNUM
18 ST JOHNS ROAD CLAPHAM JUNCTION SW11 1PN

- CLASS E USE, VARIOUS USES CONSIDERED
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.1 MILES FROM CLAPHAM JUNCTION STATION
- HIGH FOOTFALL LOCATION

Location

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

Description

The property is arranged over the whole of the first floor and benefits from its own street access. IN addition the property affords male and female WC's, kitchenette, and a host of office suites. The property benefits from a fire escape to the rear of the premises.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

Energy performance certificate has a rating of B(50). A copy of the EPC will be available upon request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £25,750.00; however interested parties should make their own enquiries.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Floor	Sq. M.	Sq. Ft.
First Floor	82.68	890
Total	82.68	890

Terms

£32,500 per annum, plus VAT and any other outgoings. A new effective full repairing and insuring lease, for a term to be agreed, subject to upwardly only reviews.

Service Charge

TBA

Legal

Each party to bear its own legal costs.

VAT

The property has been elected for VAT at the prevailing rate.

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.

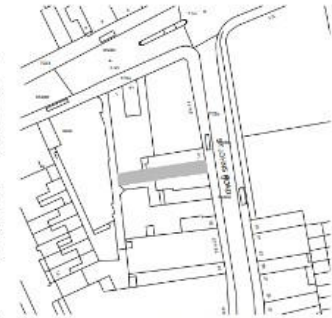
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Land Registry Note
 This drawing has been created in accordance with the Land Registry Practice Guide 40.
 = Fictive of demised premises.



LOCATION PLAN
 1:2500

0m 50m 100m

SCALE 1:2500

0m 5m 10m

SCALE 1:200

PROJECT TITLE

18 ST JOHNS ROAD
 LONDON
 SW11 1PN

DRAWING TITLE
 LAND REGISTRY COMPLIANT PLAN
 FIRST FLOOR PLAN

AREA

SCALE SIZE DRAWING

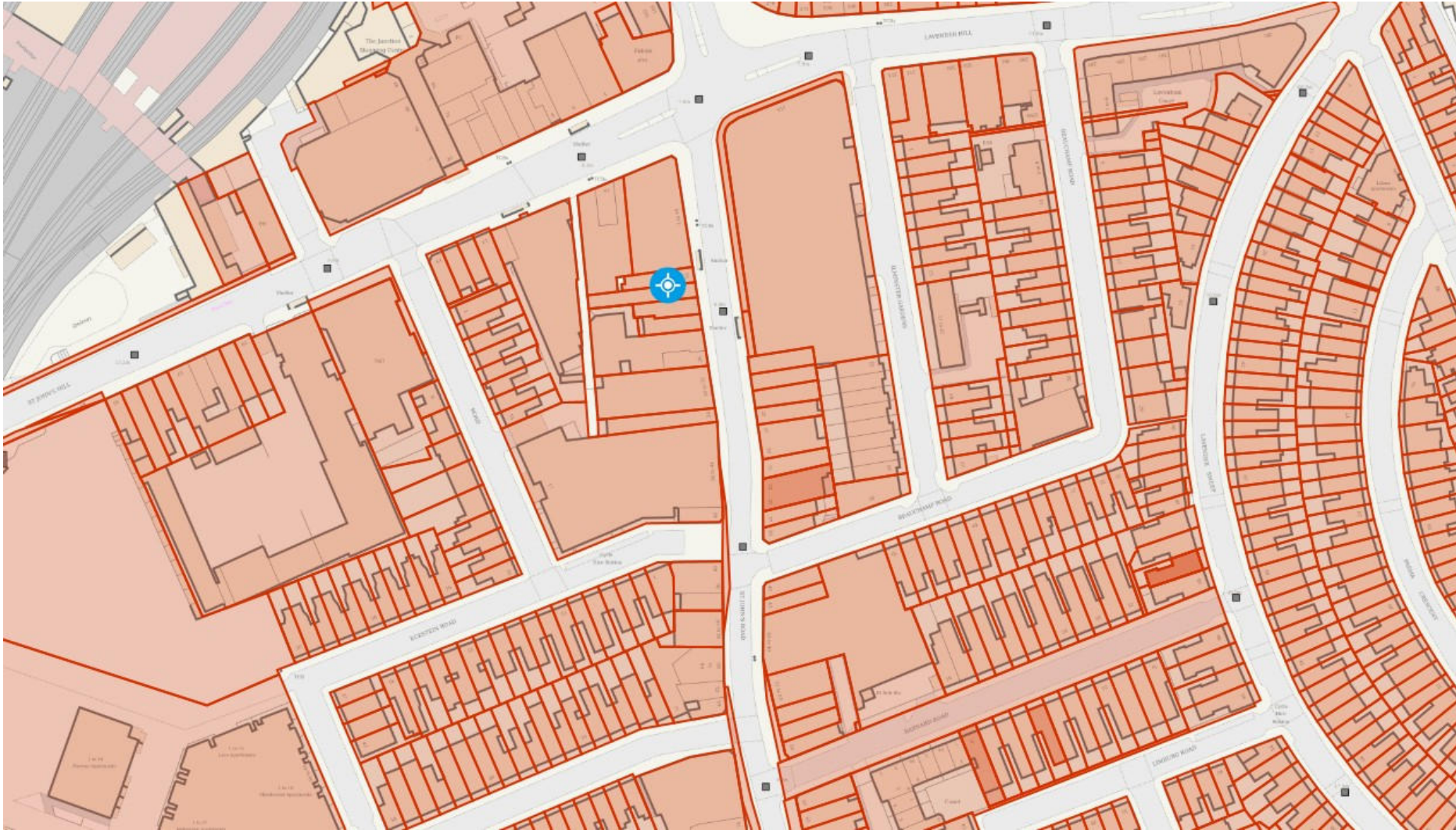
1:200 A4 LP03

DRAWN CHECKED DATE

AYH XX 02/05/2024

FIRST FLOOR
 1:200





Viewing

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

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