Further Information
For further information or to arrange a viewing please contact:

Ian Webster  020 7190 9802  07901 516 723
ian@robinsonwebster.co.uk

Liam Jones  020 7190 9804  07990 335 016
liam@robinsonwebster.co.uk

Joe Martin  020 7190 9805  07493 341 431
joe@robinsonwebster.co.uk

O  20 7190 9801
robinsonwebster.com

Location
The subject premises occupy a prime location on the hugely popular and busy Northcote Road in Clapham.

Located immediately adjacent to White Stuff and Brew, other nearby retailers include Aro’s, Space NK and Byron Burger as well as being immediately opposite the recently opened Joe & The Juice.

Demise
The property is arranged over ground floor only and provides the following approximate dimensions and areas:

Internal Width: 18’7 ft  5.7m
Shop Depth: 87’9 ft  26.8m

Ground Floor Sales: 1,644 sq ft  153 sq m
Ground Floor Anc: 397 sq ft  37 sq m
Total: 2,041 sq ft  190 sq m

Tenure
A new 10-year effective FRI lease, subject to an upward only rent review at year 5.

A change of use to A3/A4 would be considered, subject to the necessary consents.

Rent
£105,000 p.a. exclusive.

Rates
Rateable Value: £78,500

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

EPC
Available upon request.

LONDON SW11 – 43 NORTHCOTE ROAD
A1 RETAIL OPPORTUNITY – POTENTIAL FOR A3/A4 (STP)
Clapham Junction

Misrepresentation Act - Robinson Webster 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 Robinson Webster has any authority to make or give any representation or warranty in relation to this property.