

ROBINSON WEBSTER



LONDON SW11, 64 ST JOHNS ROAD, CLAPHAM JUNCTION

A1 RETAIL OPPORTUNITY

Location

The subject premises occupy a prominent corner location immediately adjacent to **BHF, Clarks, Argos** and **Three**, and in close proximity to **Holland & Barrett, Marks & Spencer, Waterstones** and **Natwest**.

Demise

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

Ground floor sales	374 sq ft	35 sq m
Internal width:	14'6 ft	4.4m
Shop depth:	40'0 ft	12.1m

Tenure

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

Rent

£60,000

Rates

Rateable Value:	£53,500
Rates Payable (18/19):	£26,375

Interested parties are advised to make their own enquiries

EPC

Available Upon Request

Further Information

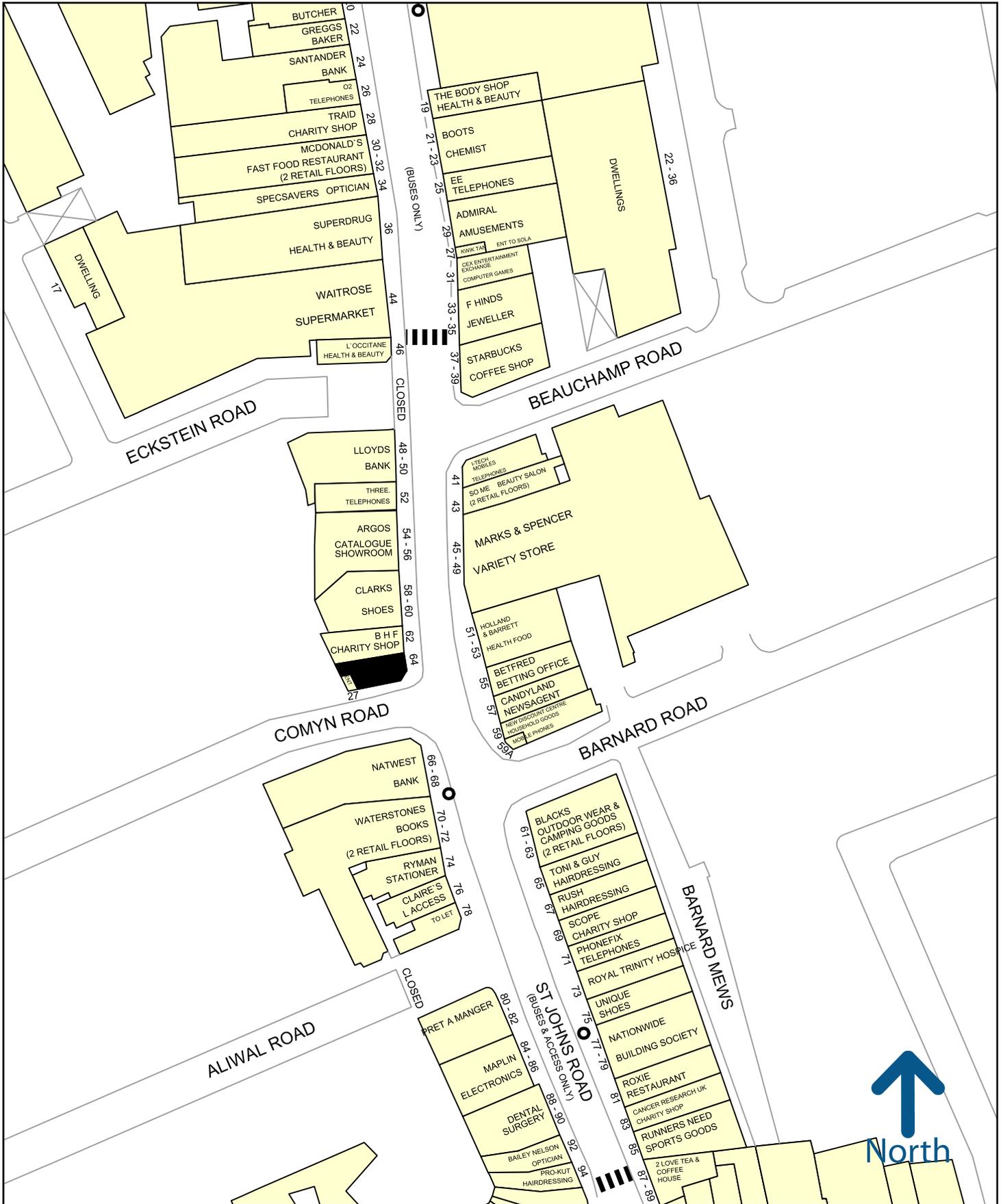
For further information or to arrange a viewing please contact the sole agents **Robinson Webster**.

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