



# ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



## 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**.

#### *Accommodation*

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

Internal Width 14'6 / 4.4m  
Shop Depth 40'0 / 12.1m

Ground floor sales: 374 sq ft

#### *Tenure*

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

#### *Rent*

£60,000 per annum exclusive.

#### *Rates*

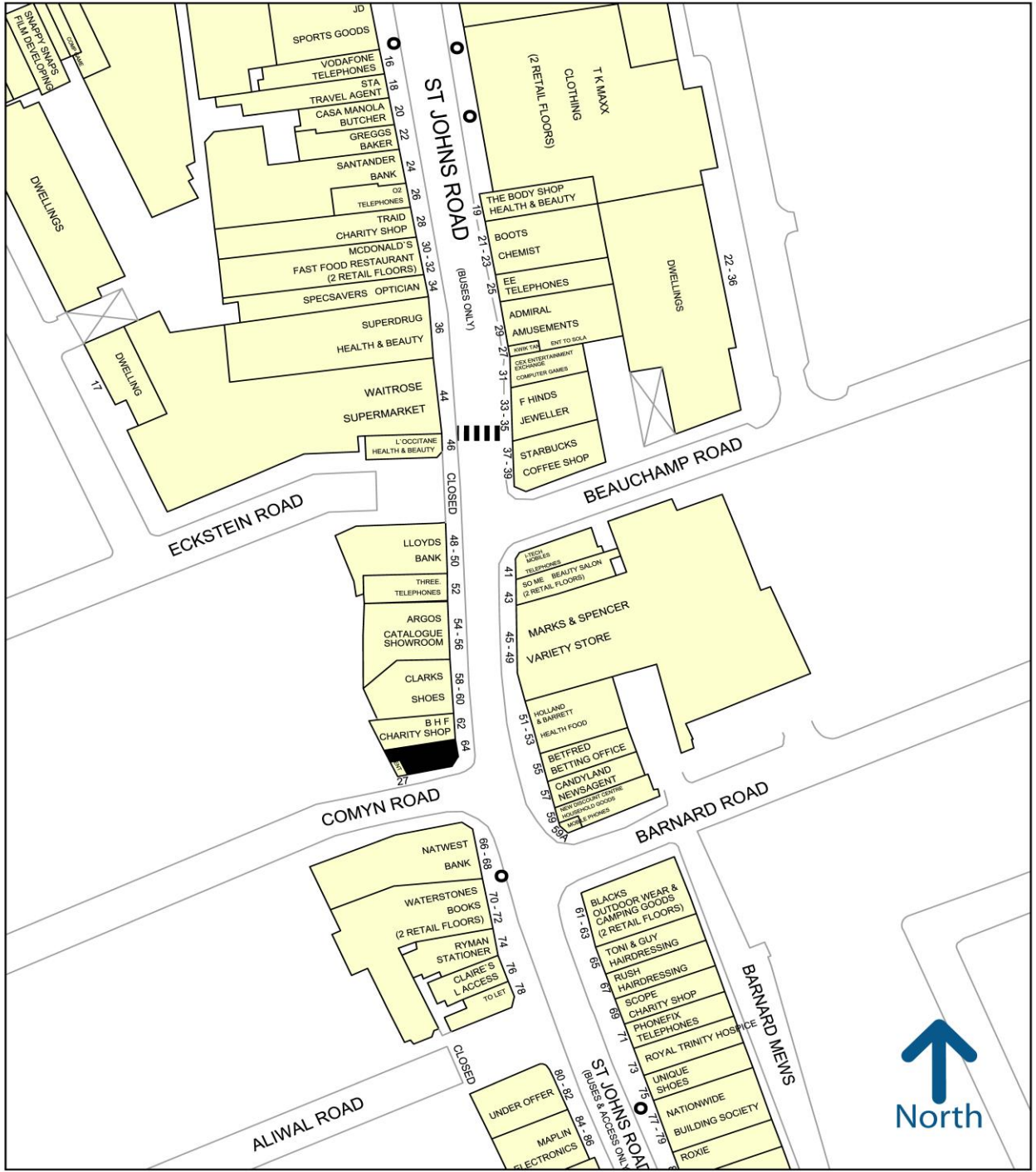
Rateable Value: £53,500  
Rates Payable 18/19: £26,376  
Interested parties are advised to make their own enquiries.

#### *Viewing and Further Information*

Through sole agents, Robinson Webster:

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

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50 metres

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