



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



LONDON SW11, 78 ST JOHNS ROAD, CLAPHAM JUNCTION

A1 RETAIL OPPORTUNITY - OPPOSITE PRET A MANGER

Location

The subject premises occupy a prominent corner position on St John's Road, the main route linking Clapham Junction with Northcote Road.

Located directly opposite the new Pret a Manger, other nearby retailers include Blacks, Marks & Spencer, Ryman's, Claire's Waterstones, Natwest, Waitrose, Holland and Barrett and Maplins.

Accommodation

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

Internal width	12'9 / 3.8m
Shop depth	42'0 / 12.8m
Ground floor sales:	492 sq ft
Basement:	467 sq ft
Total:	959 sq ft

Tenure

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

Rent

£67,500 per annum exclusive.

Rates

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

EPC

Available upon request

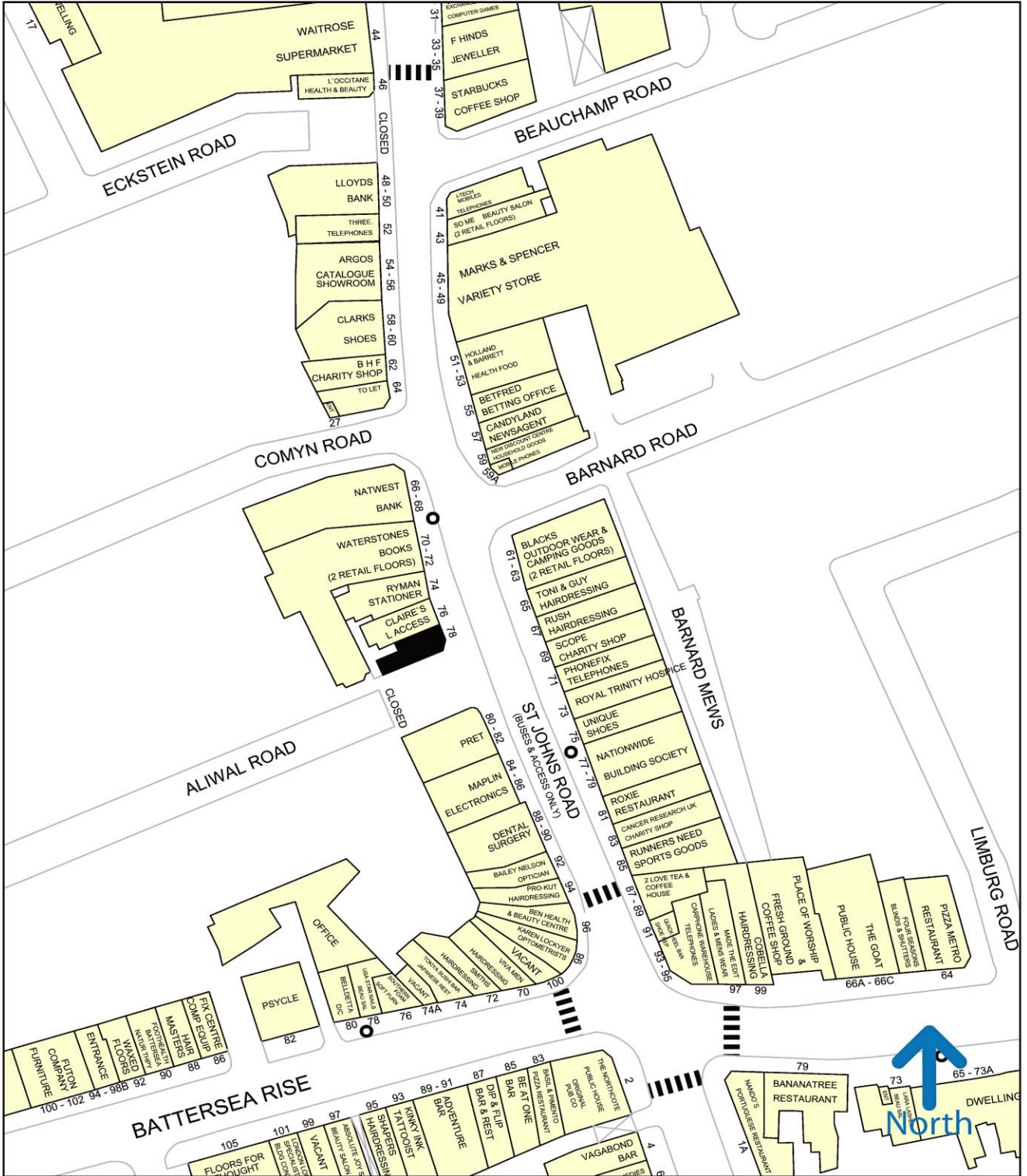
Viewing and Further Information

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50 metres

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