

## ROBINSON WEBSTER



# 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**

### Demise

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

Ground floor sales	492 sq ft	46 sq m
Basement:	467 sq ft	43 sq m
<b>Total:</b>	<b>959 sq ft</b>	<b>89 sq m</b>
Internal width:	12'9 / 3.8m	
Shop depth:	42'0 / 12.8m	

### Tenure

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

### Rent

£67,500 pax

### 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

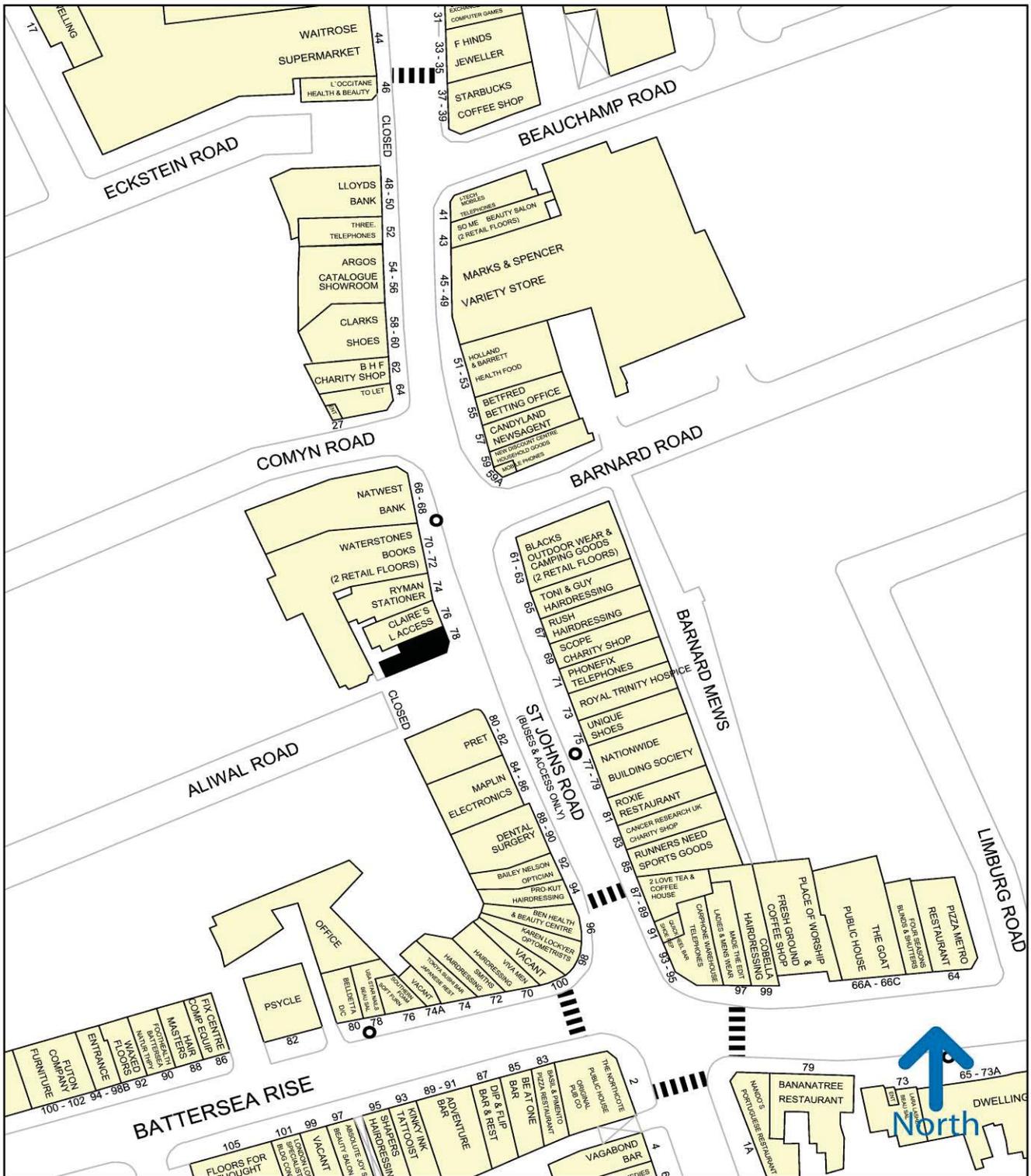
For further information or to arrange a viewing please contact the sole agents **Robinson Webster**.

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50 metres

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