

ROBINSON WEBSTER



UNIT 2, SHOPSTOP, CLAPHAM JUNCTION STATION

A1 RETAIL OPPORTUNITY (SUBJECT TO VACANT POSSESSION)

Location

The subject premises occupy a hugely prominent position within Clapham Junction Station immediately adjacent the entrance/exit gates. The station is one of the UK's busiest stations with footfall in excess of **23m** (Source TFL 2017)

The unit is located immediately adjacent **Hotel Chocolat** with **Marks & Spencer's**, **Paperchase**, **HEMA** and **Monsoon** all in close proximity.

Demise

The property is arranged over ground floor and first floors and provides the following approximate dimensions and areas (NIA):

Net frontage	23 ft	7.25 m
Shop width	21 ft	6.65 m
Ground floor sales	324 sq ft	30.1 sq m
First floor ancillary:	287 sq ft	26.7 sq m
Total:	611 sq ft	56.8 sq m

Tenure

A new lease for a term to be agreed which is to be contracted outside of the 1954 Landlord & Tenant Act (subject to vacant possession)

Rent

On application.

Rates

Rateable Value:	£60,500
Rates Payable (18/19):	£29,826 pa

Interested parties are advised to make their own enquiries to the local authority.

Service Charge

Available on request.

EPC

Available on request.

Further Information

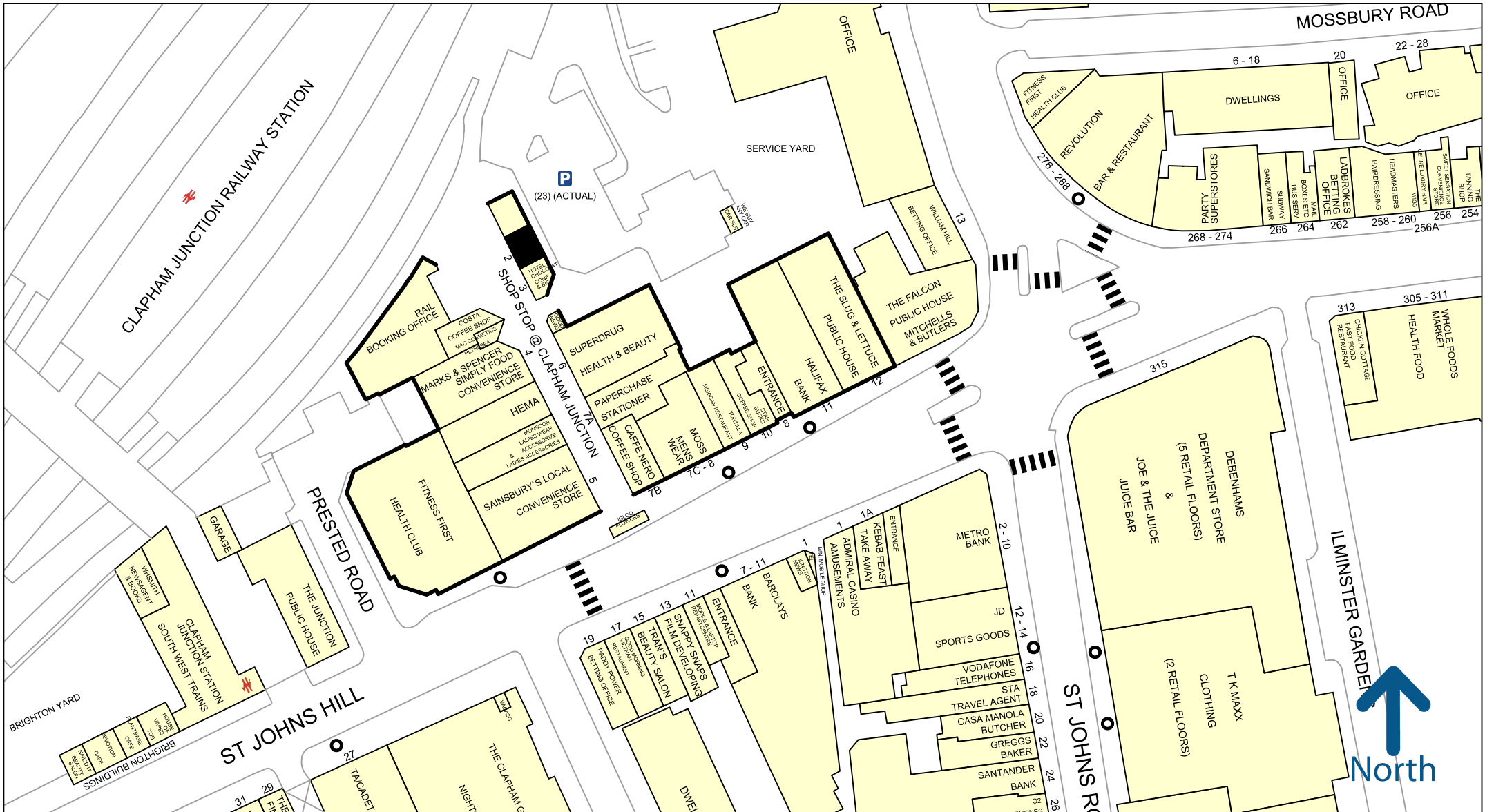
For further information or to arrange a viewing please contact the join sole agents **Robinson Webster**.

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