



ROBINSON WEBSTER



LONDON SW11 - 64 ST JOHN'S ROAD, CLAPHAM JUNCTION

A1 RETAIL OPPORTUNITY

Location

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

Located immediately adjacent to **British Heart Foundation**, other nearby retailers include **Clarks, Three, Holland & Barrett, Marks & Spencer, Waterstones** and the recently opened **Flying Tiger** at 84 St John's Road.

Demise

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

Internal Width:	14'6 ft	4.4m
Shop Depth:	4'0 ft	12.1m
Ground Floor:	374 sq ft	34.75 sq m

Tenure

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

Rent

£62,500 p.a. exclusive.

Rates

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

Interested parties are advised to make their own enquiries to the Local Authority.

EPC

Available upon request.

Further Information

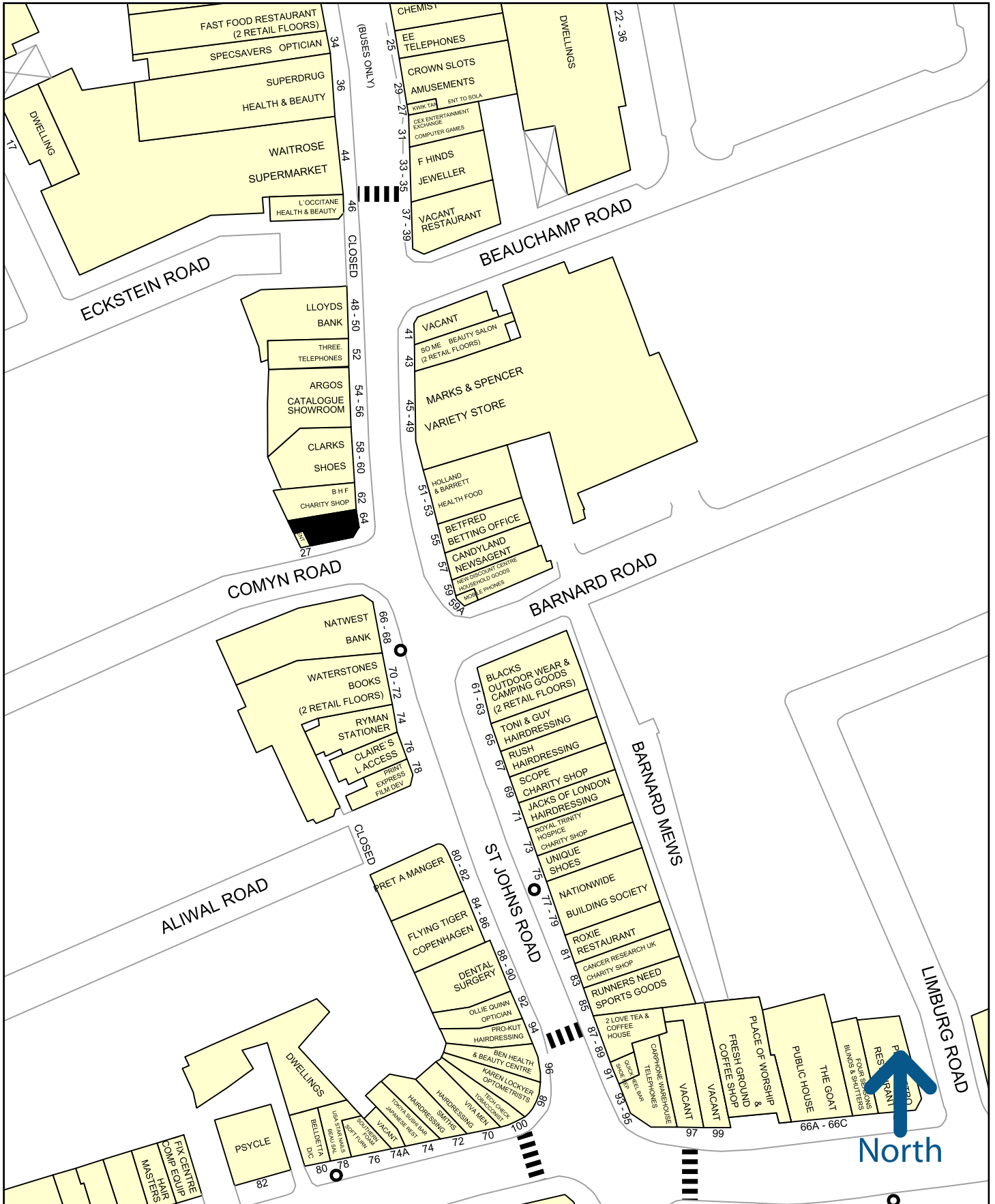
For further information or to arrange a viewing please contact:

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50 metres

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