



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 17/18: £25,626.5
Interested parties are advised to make their own enquiries.

Viewing and Further Information

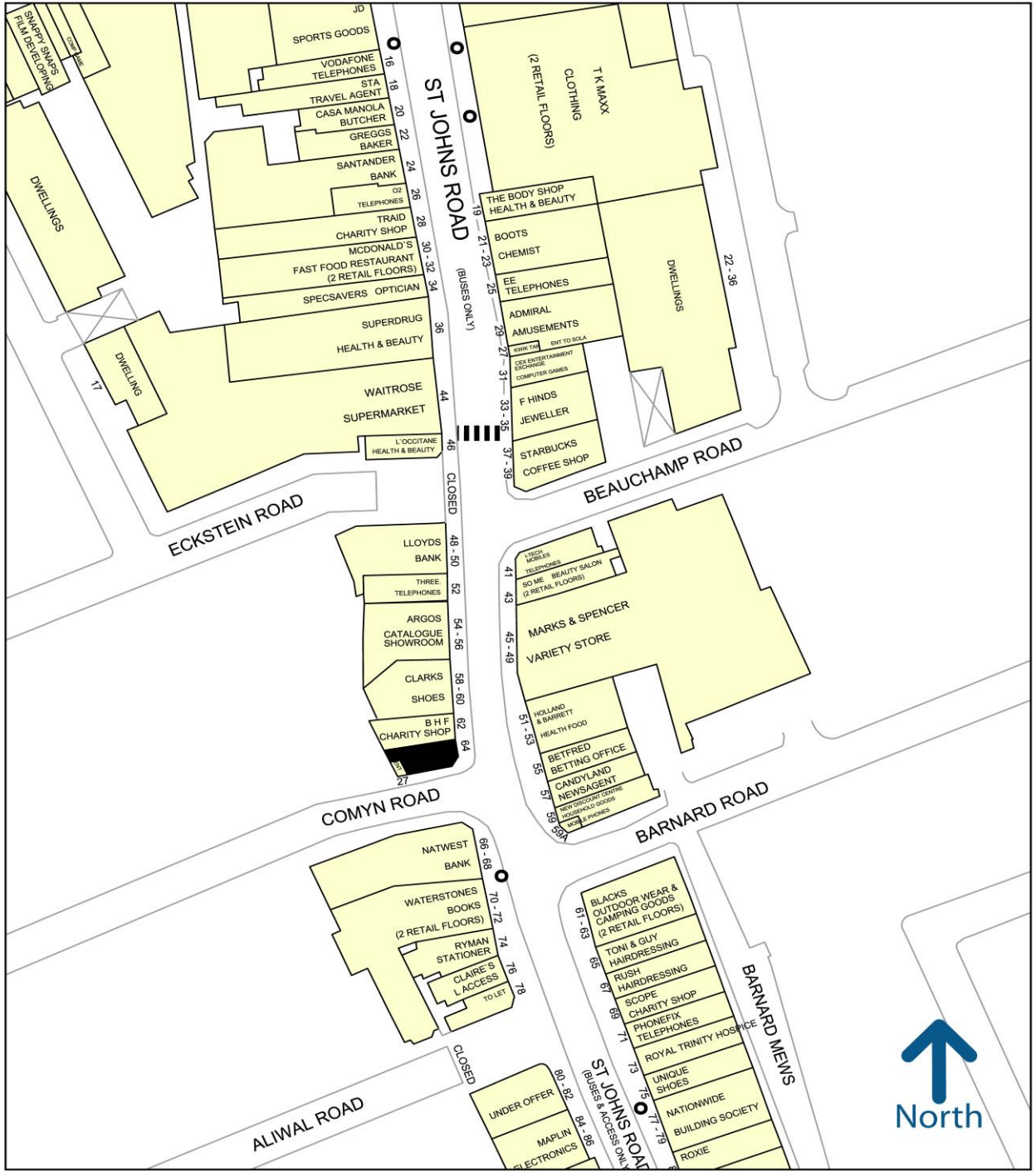
Through sole agents, Robinson Webster:

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50 metres

Experian Goad Plan Created: 14/09/2017
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