



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



LONDON SW11, 84-86 ST JOHNS ROAD, CLAPHAM JUNCTION

A1 RETAIL OPPORTUNITY - ADJACENT PRET A MANGER

Location

The subject premises occupy a prominent position on St John's Road, the main route linking **Clapham Junction** with **Northcote Road**, close to the junction with **Battersea Rise**.

Located directly adjacent the new **Pret a Manger**, other nearby retailers include **Marks & Spencer**, **Ryman's**, **Claire's**, **Ollie Quinn**, **Waterstones**, **Natwest**, **Waitrose**, and **Holland and Barrett**.

Accommodation

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

Ground floor sales:	1,524 sq ft
Basement (anc):	1,316 sq ft
Total:	2,840 sq ft

Tenure

A new 15 year FRI lease, subject to an upward only rent review at years 5 & 10, subject to vacant possession.

Rent

On application.

Rates

Rateable Value:	£105,000
Rates Payable 17/18:	£50,295

Interested parties are advised to make their own enquiries.

EPC

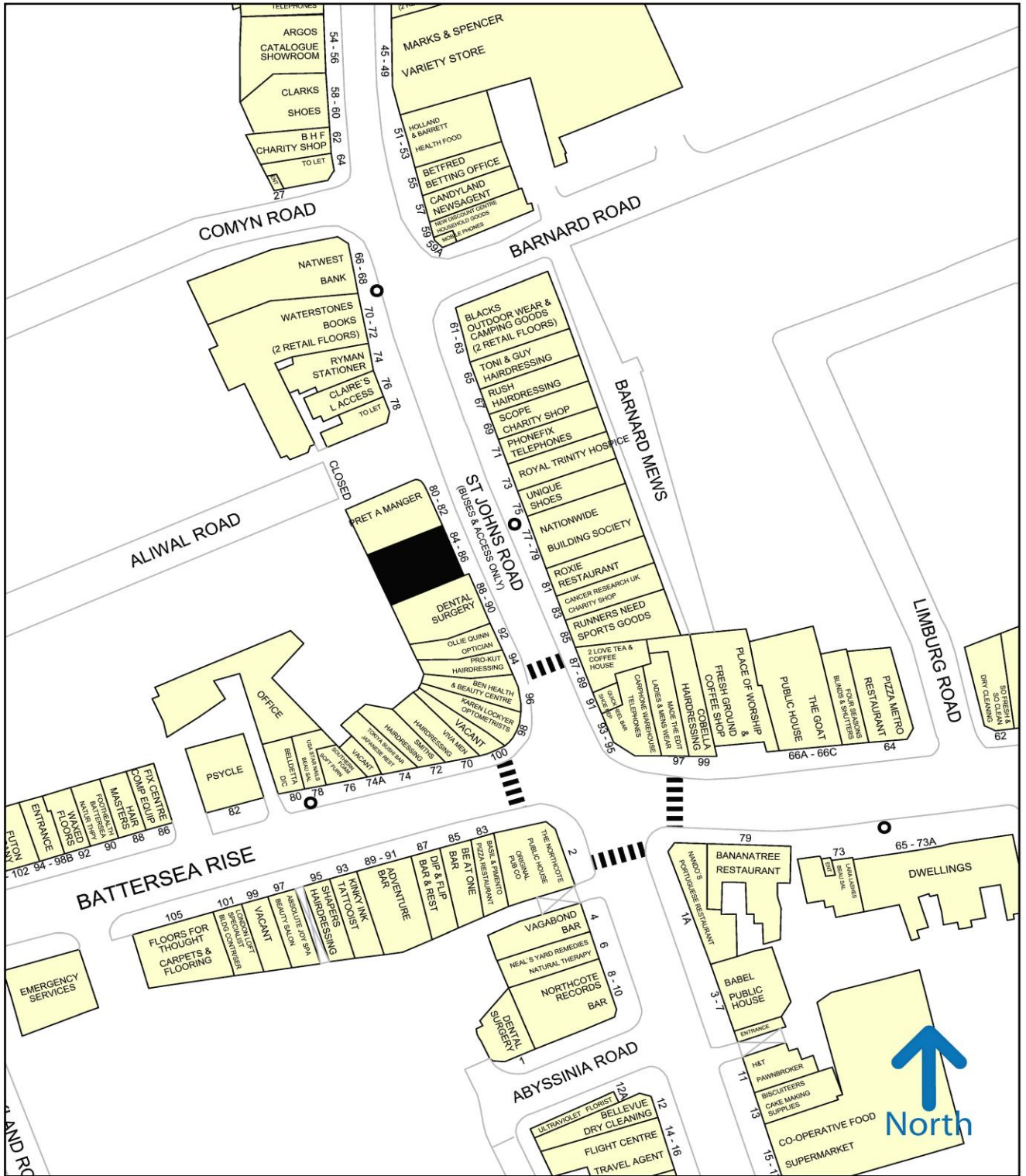
Available upon request

Viewing and Further Information

Through sole agents, Robinson Webster:

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50 metres

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