

PRIME DOUBLE FRONTED SHOP TO LET CLAPHAM – 77-79 ST JOHN'S ROAD, SW11 1QZ

Mason
Partners



Location

Clapham Junction is a prestigious inner London suburb situated around five miles from Central London. It boasts an excellent public transport network, with frequent train services to London Waterloo and Victoria, both reachable in under 10 minutes.

The property occupies a prime position on St Johns Road, near Clapham Junction Station. Nearby occupiers include **M&S, Waitrose, Boots** and **JD Sports**.

Accommodation

The ground floor will comprise a double-fronted retail unit as follows:

Ground floor: 1,694.9 Sq. Ft. (157 sqm)

Tenure

The premises is available by way of a new effective FRI lease, with upward rent review at year 5.

Rent

£150,000 pax.

Viewing

Toby Mason 07920 032 675 tobymason@masonpartners.com

Nigel Platts 07976 432 327 nigelplatts@masonpartners.com

Rating Assessment

For business rating information please visit the Valuation Office Agency but the estimated rates payable are £46,065 pa.

EPC

To be assessed.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in any transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Financial Sanctions Regulations

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

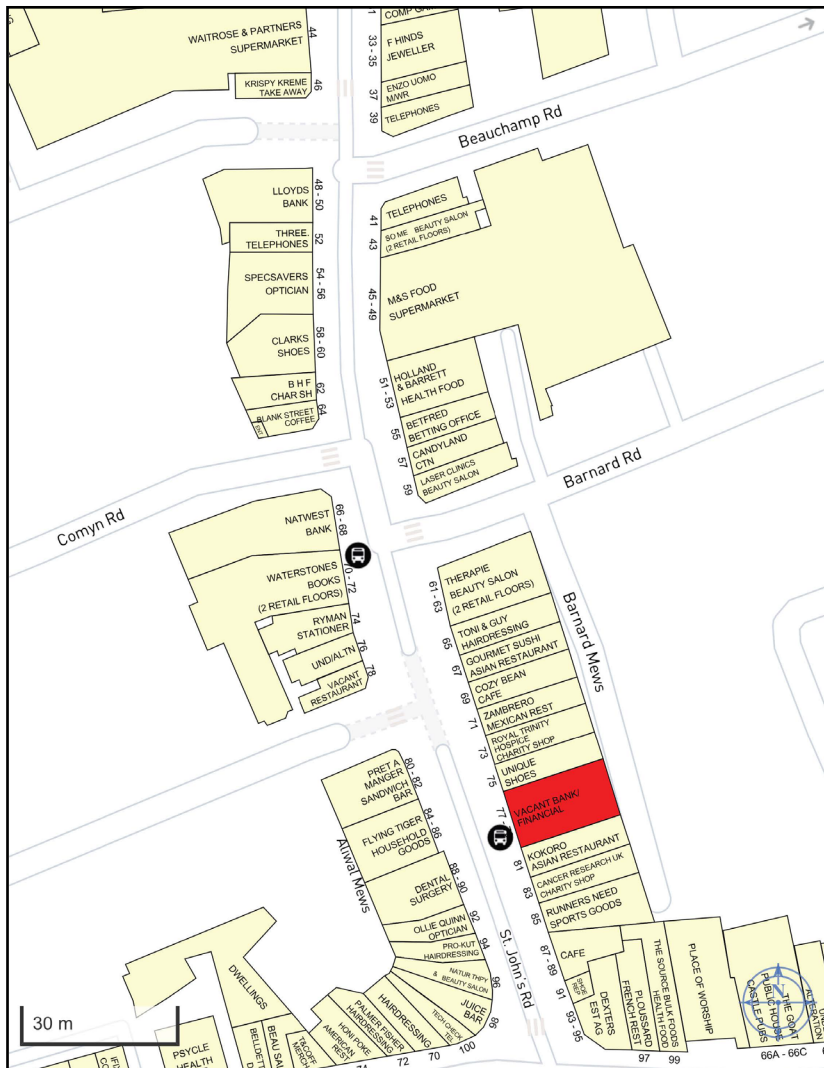
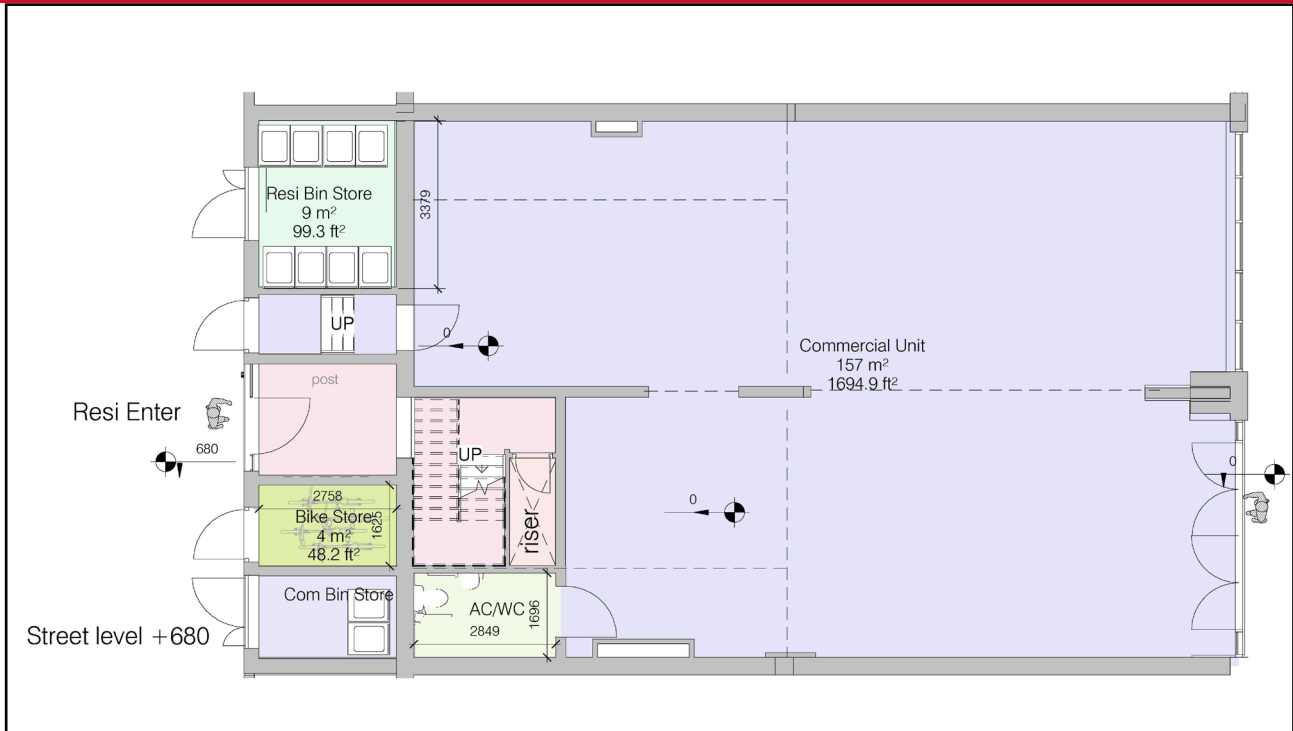
<https://www.gov.uk/government/publications/financial-sanctions-guidance-for-letting-agents/financial-sanctions-guidance-for-letting-agents>

SUBJECT TO CONTRACT

0207 495 1971
masonpartners.com

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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