



13 Clapham High Street, London SW4 7TS

**TO
LET**

835
Sq Ft

£39,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor retail / office unit currently trading as Charles Sinclair estate agents. With c.320 sq ft of reception / retail area to the front you have the benefit of further office accommodation to the rear with kitchenette, storage, WC and small outside area. The property is fitted out to an excellent standard, ready for any occupier to add their own branding and start trading immediately.

** Charles Sinclair will be relocating and their business will remain unaffected **

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

Rent

£39,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP

Lease End Date:

Next Rent Review: Negotiable

Break Clause: Negotiable

EPC VAT Local Authority

TBC TBC LB Lambeth

LTA 1954

Negotiable

Utilities

Single Phase.
A/C.

Accommodation

	Sq M	Sq FT
Ground:	77.60	835
Basement:	0.00	0
Total (GIA):	77.60	835

360 Tour and Floor Plan Available

Rates / Service Charge

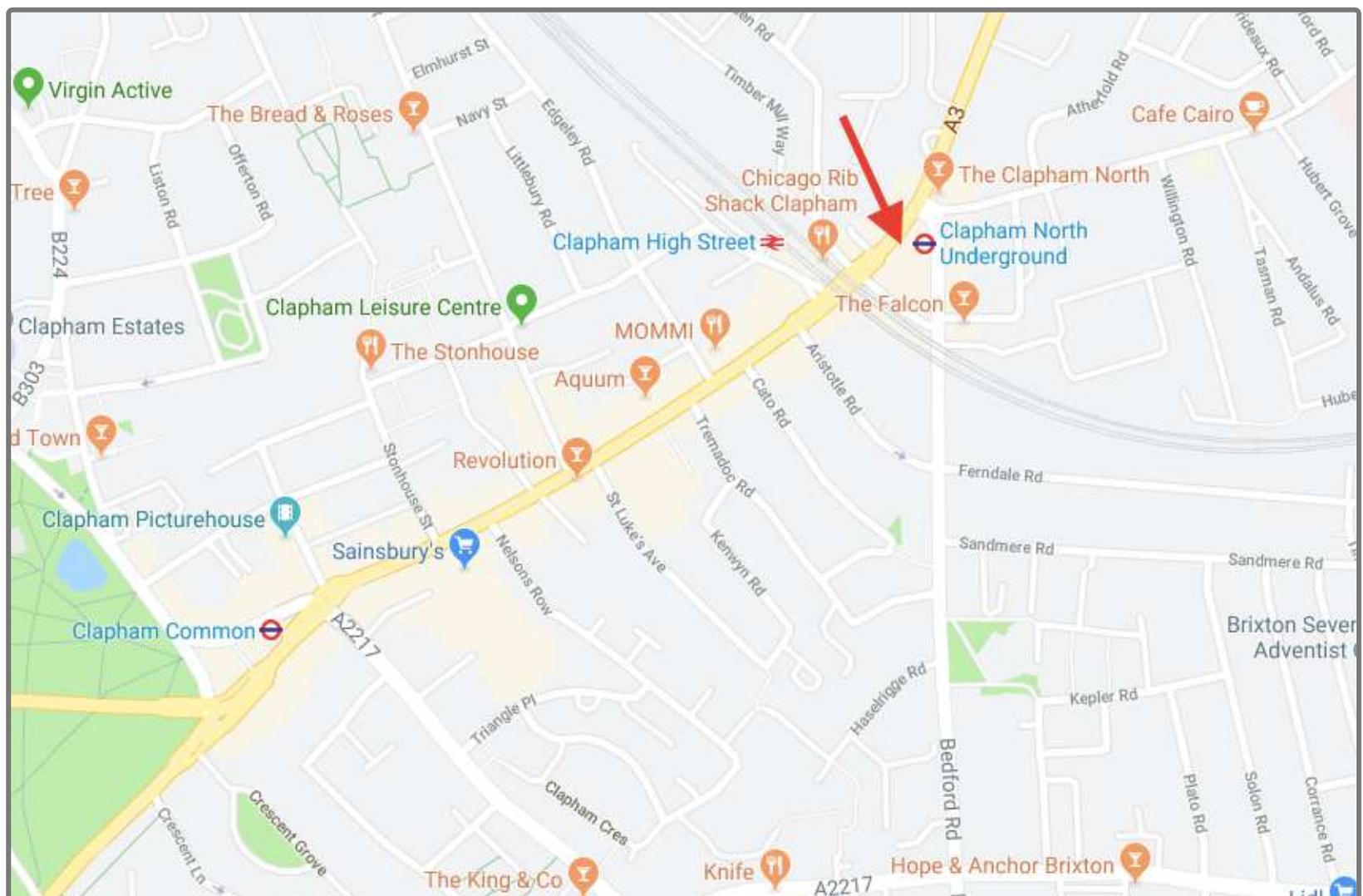
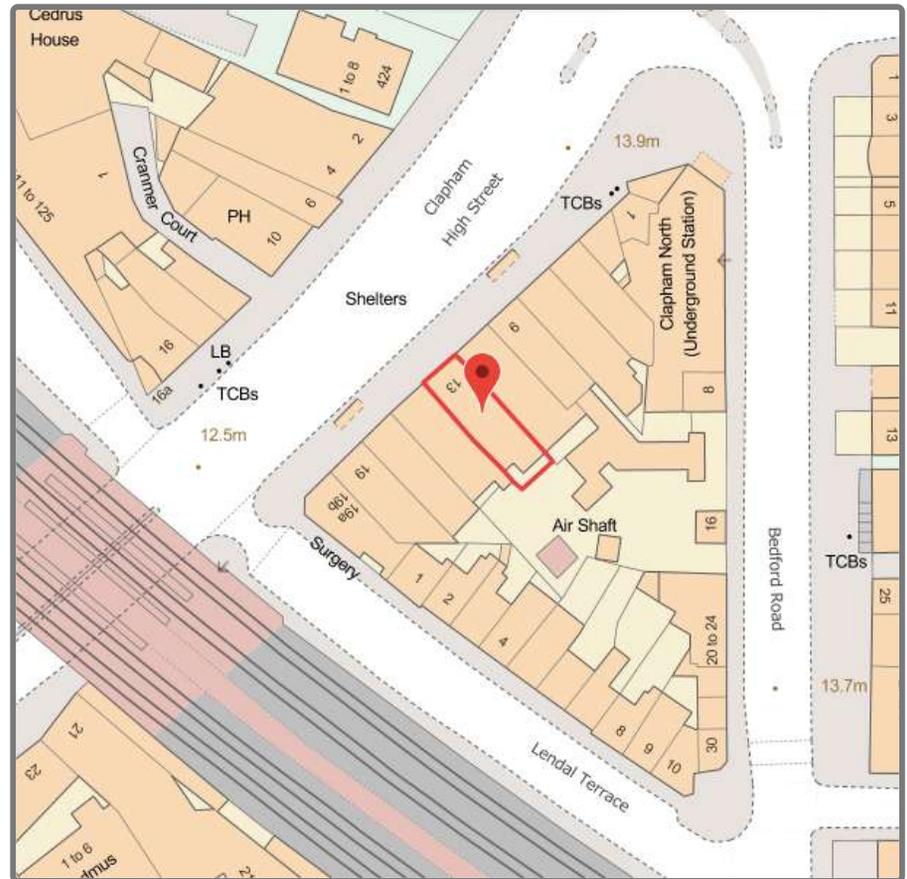
Rateable Value:	£17,750
Rates Payable (21/22):	£4,736 pa*
Service Charge (Est)	TBC
Insurance (Est)	TBC

*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Location

The property is located on the East side of Clapham High Street, close to the junction with Lendal Terrace. Immediate neighbours include successful local tenants and Clapham North Underground Station, with national retail covenants - Sainsbury's Local, Nandos, Leyland and William Hill in close proximity.

Clapham North Underground Station less than a minutes walk away connecting to the Northern Line. You also have Clapham High Street Station (Overground Line) a 2 minute walk to the West. The location is serviced by a number of regular bus routes on the road.



Evans Pearson

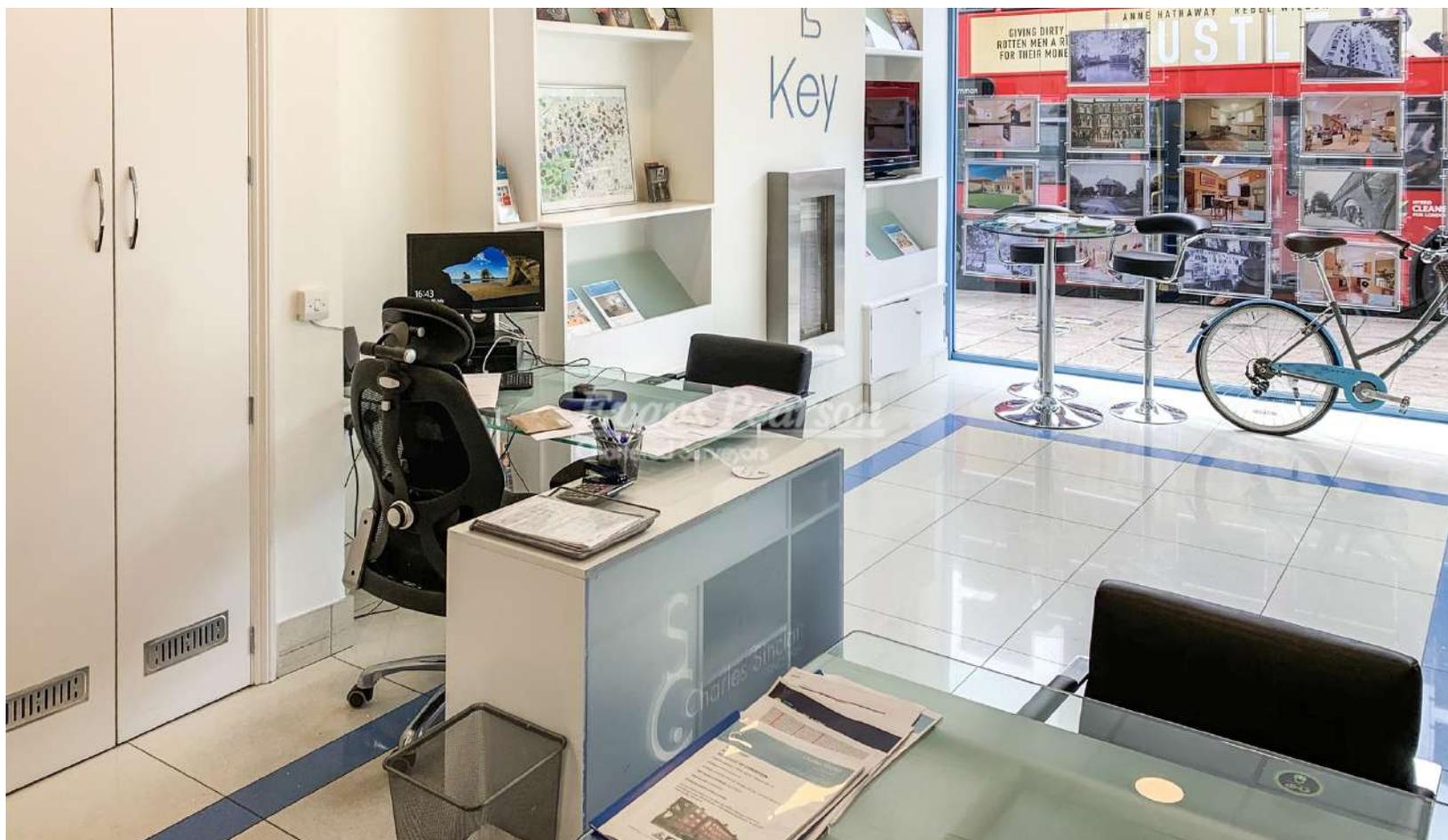
Chartered Surveyors

Contact:

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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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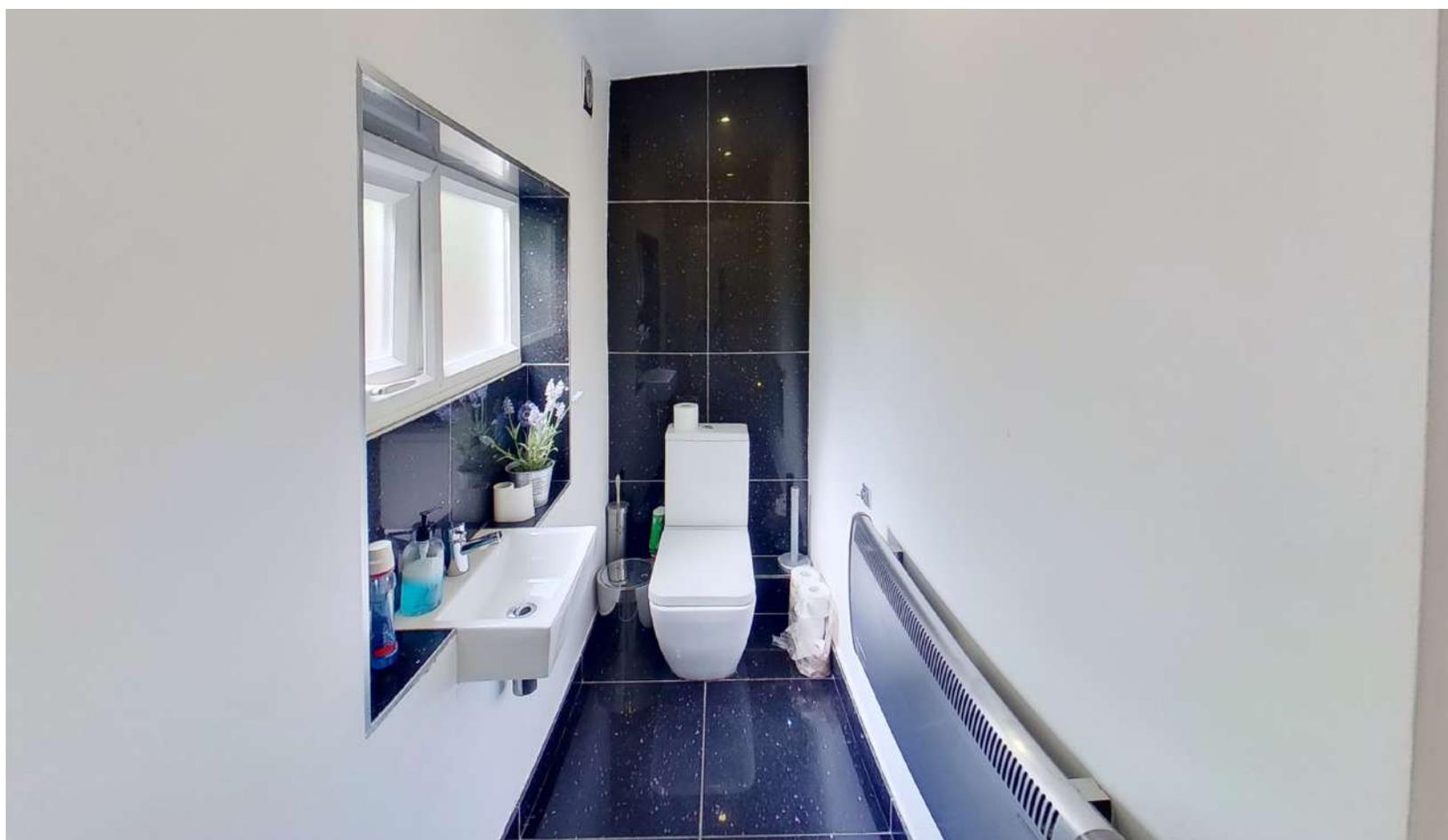
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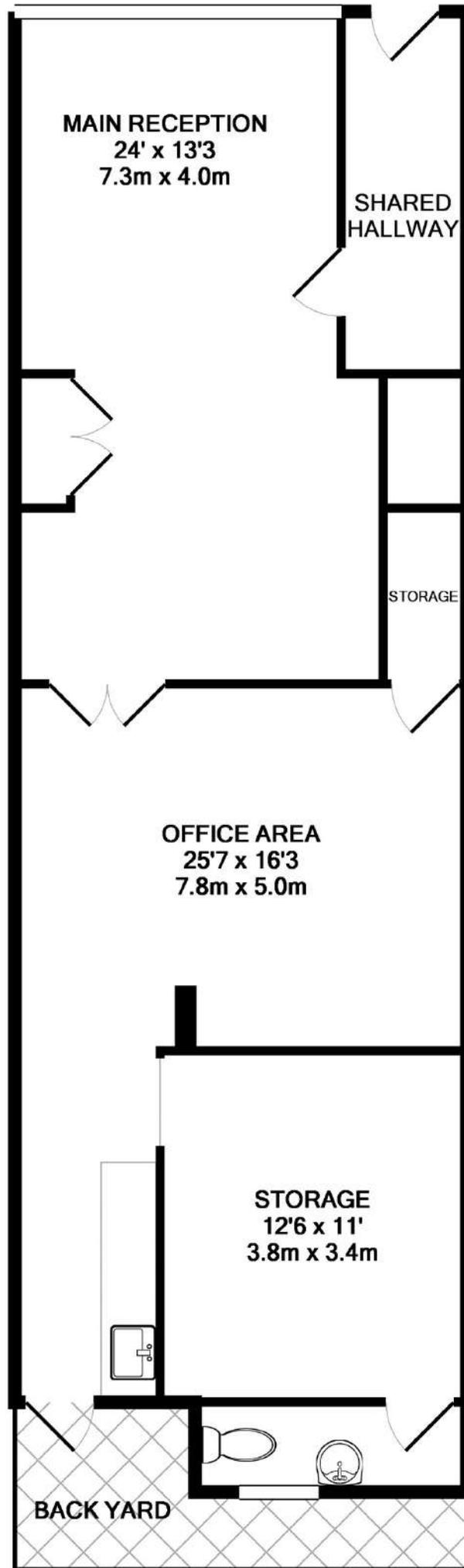
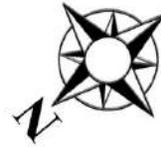
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TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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