



## 145 Landor Road, London SW9 9JD

TO  
LET

262  
Sq Ft

£12,000  
Per annum excl.

Uses Considered:  
**ALL USES CONSIDERED**

### Description

145 Landor Road comprises a prominent corner property, with great exposure on the busy thoroughfare. A return frontage with security shutters and separate side access.

Previously used as a studio, internally there are fitted desks, a kitchenette, WC and and shower.

### 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

£12,000 per annum exclusive

### Tenure

The property is available by way of A new lease, terms to be agreed.

Lease Start Date:

Lease End Date: Immediately

Next Rent Review: Negotiable

Break Clause: Negotiable

None

### EPC

D

### VAT

TBC

### Local Authority

LB Lambeth

### LTA 1954

Negotiable

### Utilities

Single Phase Elec

### Accommodation

	Sq M	Sq FT
Ground:	24.38	262
Basement:	0.00	0
<b>Total (GIA):</b>	<b>24.38</b>	<b>262</b>

**\*360 Tour and Floor Plan Available\***

### Business Rates

Rateable Value:	£8,100
Rates Payable (23/24):	£4,042 pa

With Small Bus Relief:	£0 pa*
With 75% Retail Relief:	£1,012 pa*
With both Reliefs:	£0 pa*

\*Parties must make their own enquiries to ensure business rates payable are correct and whether they are eligible for Small Business or Retail Relief.

# Evans Pearson

Chartered Surveyors

Contact:

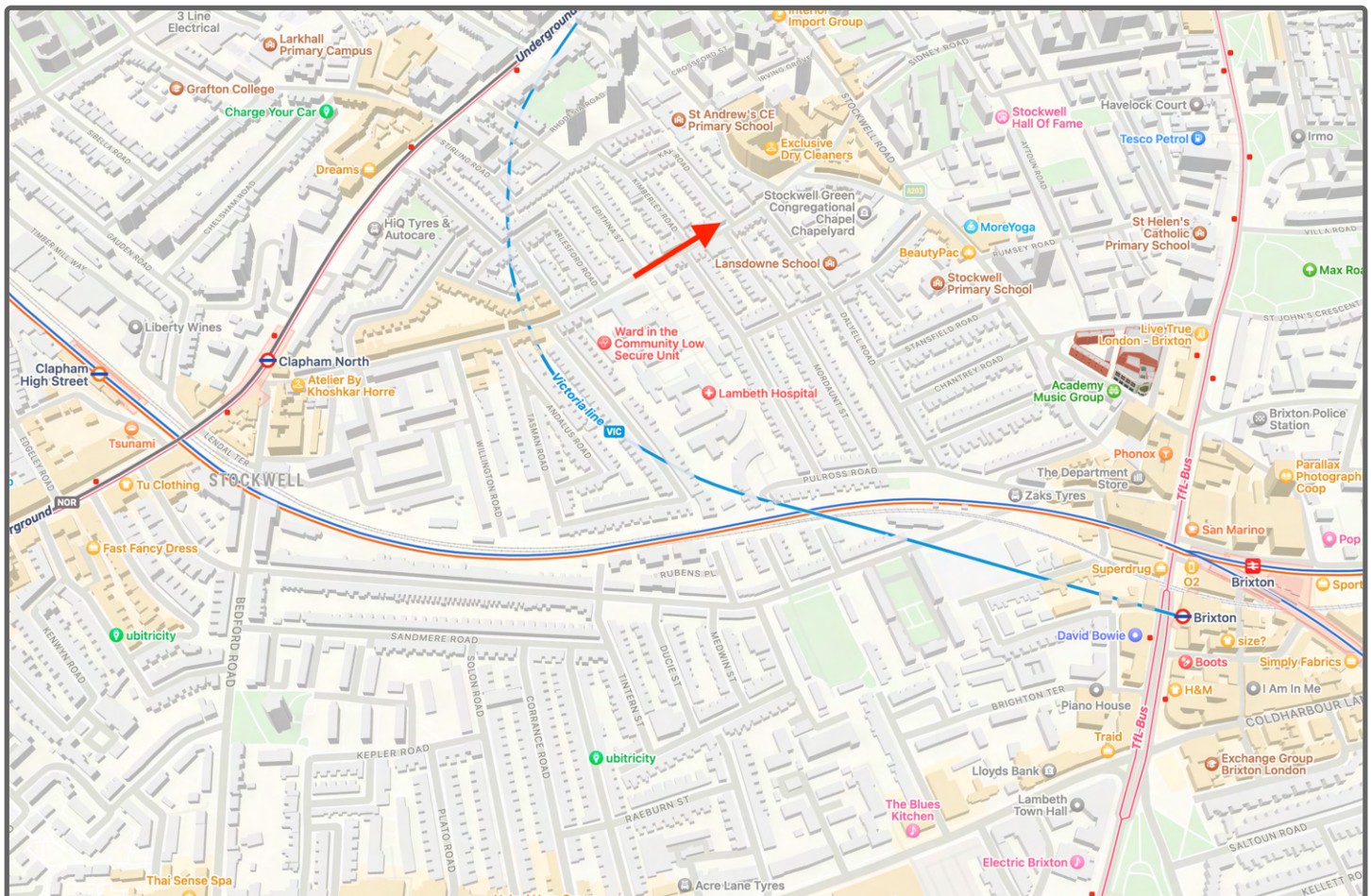
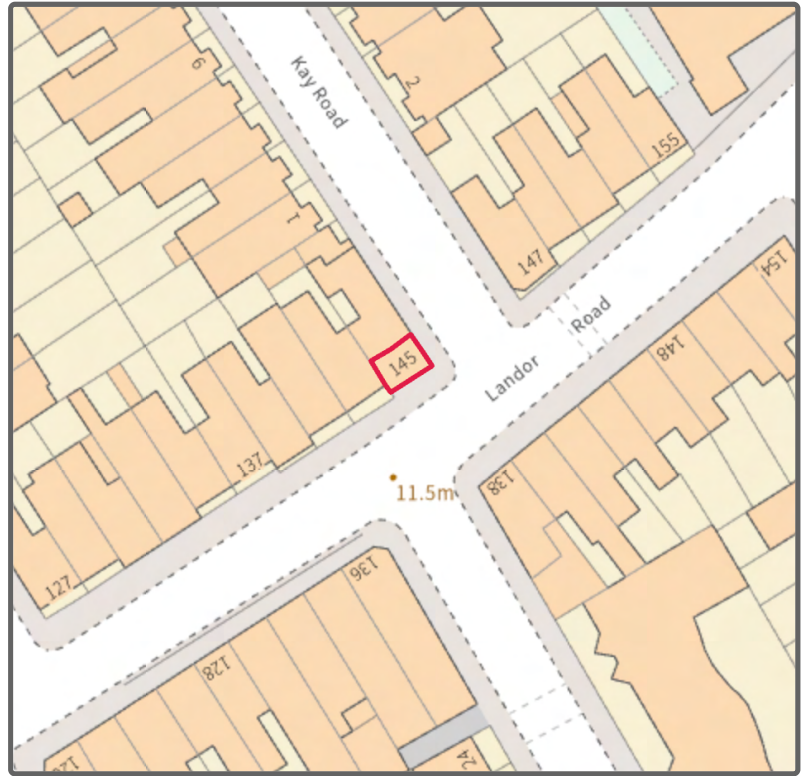
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London  
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## Location

The property is located on Landor Road, half way between Brixton and Clapham neighbourhoods.

Clapham North (Northern Line), Clapham High Street (Overground Line), and Brixton (Victoria Line and Mainline Rail) are all within 0.5 miles or a 10 minute walk.



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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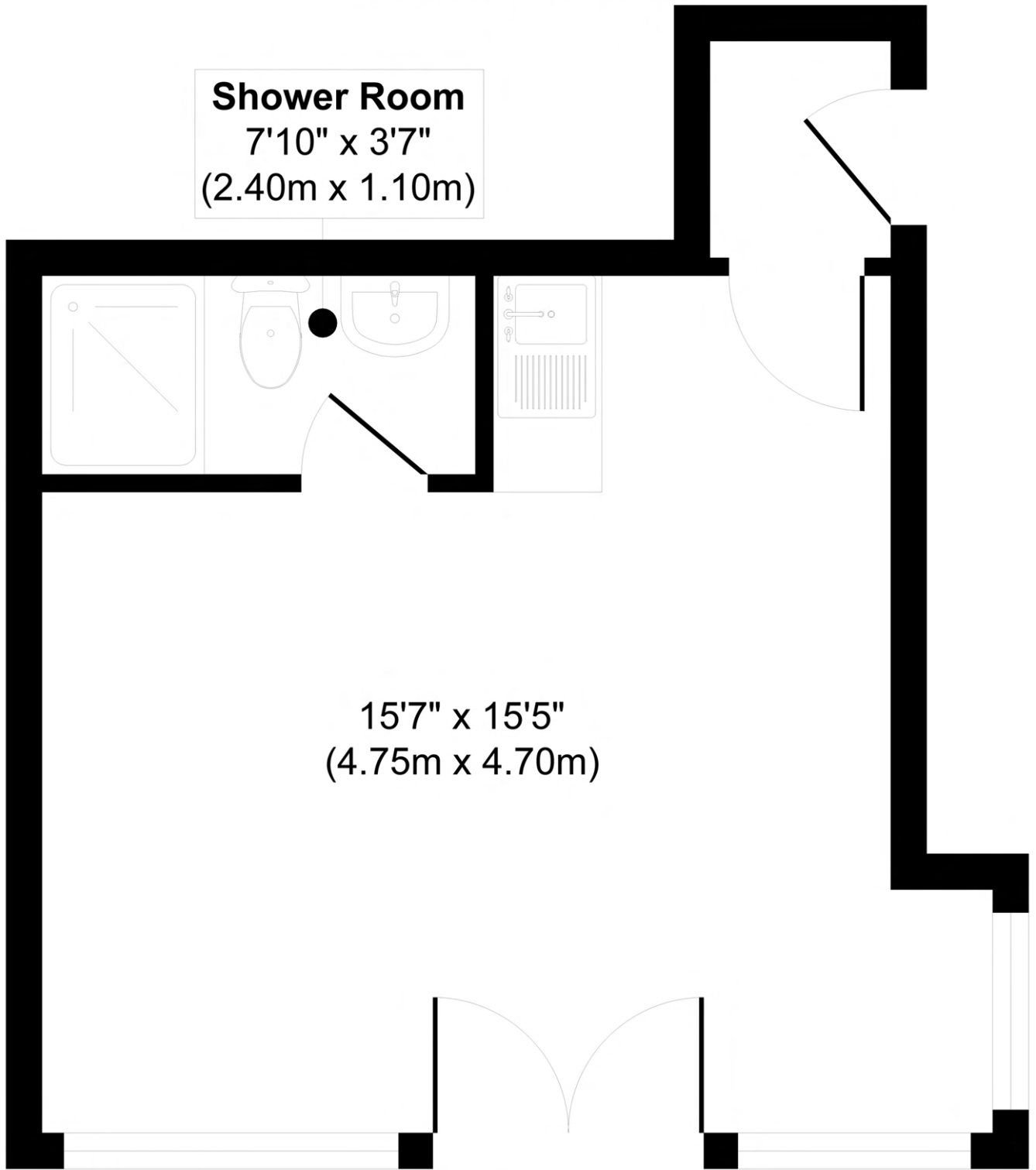
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145 Landor Road, SW9



**Shower Room**  
7'10" x 3'7"  
(2.40m x 1.10m)

15'7" x 15'5"  
(4.75m x 4.70m)

***Evans Pearson***  
Chartered Surveyors

**Ground Floor**

**Approx. Gross Internal Floor Area 262 sq. ft / 24.38 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.  
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