



11 Old Town, Clapham, London SW4 0JT

To
Let

1399
Sq Ft

£37,000
Per annum excl.

Uses Considered:
A1, A2, B1, D1, D2

Description

The property comprises a ground floor and basement retail unit previously trading as Nousha photography studio.

Built in 2016 this unit is still in excellent condition and benefits from an attractive double fronted shopfront, main retail area on the ground floor with a full height, fully tanked basement with kitchenette and WC.

Suitable for a retail unit, office, studio, clinic, and many others this unit offers a rare opportunity to acquire a valuable frontage in the affluent area of Clapham Old Town.

Use Class

We understand the property currently has A1 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£37,000 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: TBC
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC

TBC

VAT

TBC

Local Authority

LB Lambeth

Accommodation

	Sq M	Sq FT
Ground:	68.00	732
Basement:	62.00	667
First:	0.00	0
Second:	0.00	0
Outside:	0.00	0

Total (GIA): 130.00 1399

Rates

Rateable Value: TBC
Rates Payable (19/20): £0 pa*

*Rates Payable includes small business rates and transitional relief where applicable as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

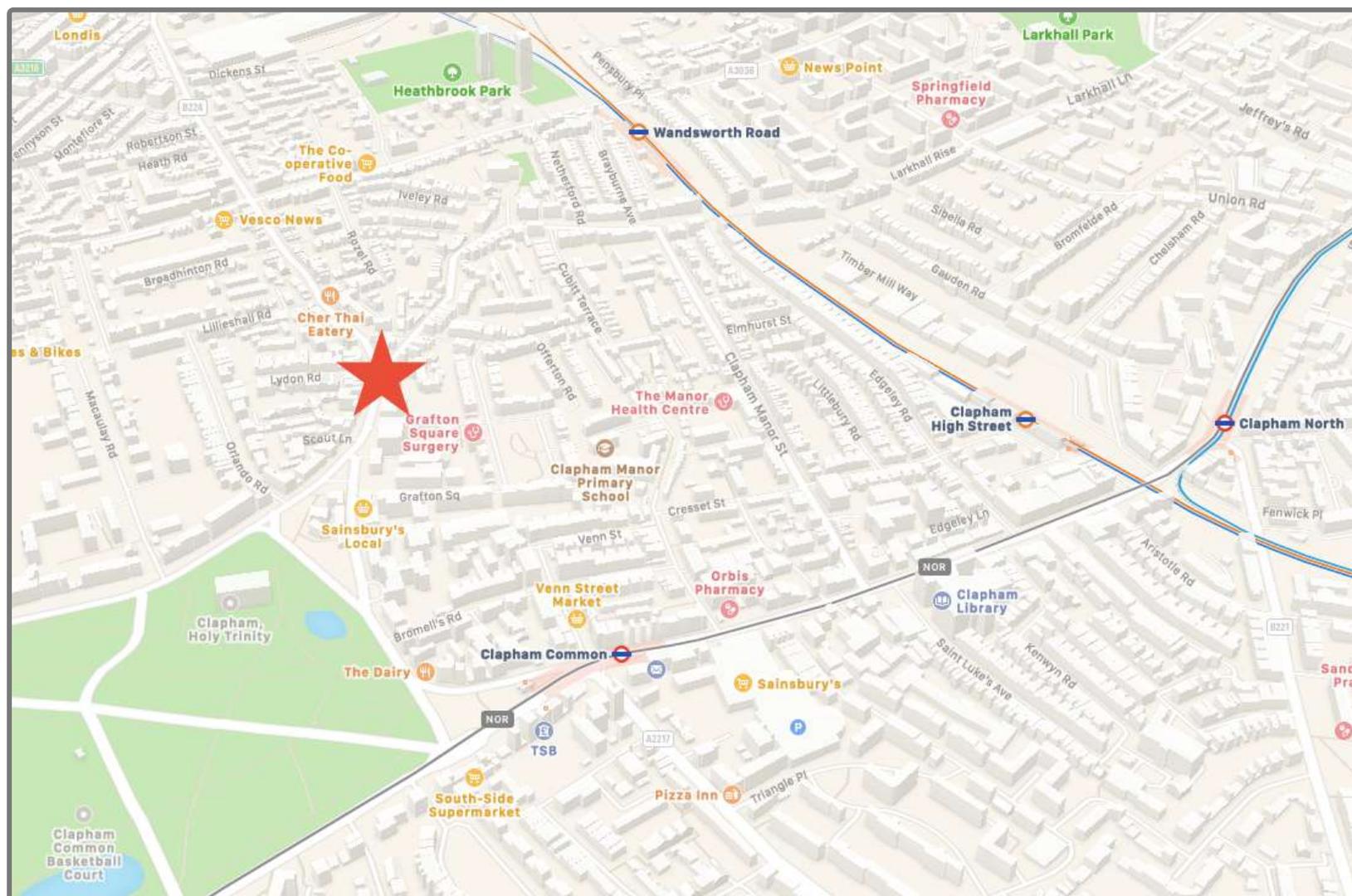
1 Princes Close
Clapham Old Town
London
SW4 0LG
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Location

The property is situated on the East side of Old Town in Clapham, South West London.

Neighbours include Gails Bakery, Tommy Clarke Art, the busy destination Freehouse 'Old Town Tavern' and the refurbished restaurant 'The Yard' (Previously Jam Tree).

Clapham Common Underground and Wandsworth Road Stations are both 6 mins walk away, connecting you to the Northern and Overground lines. The area is well serviced by a number of bus routes.



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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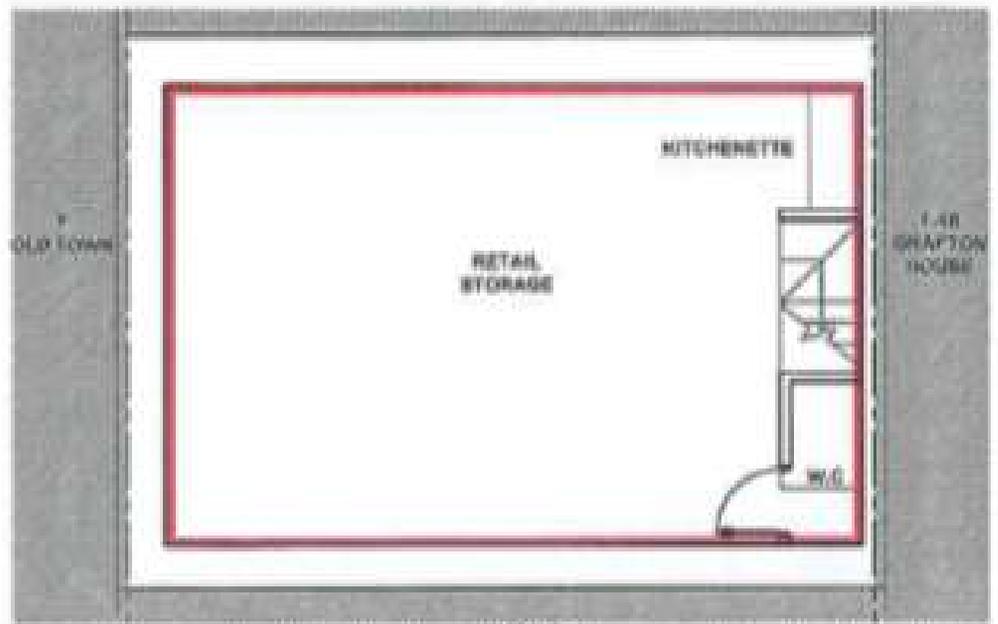
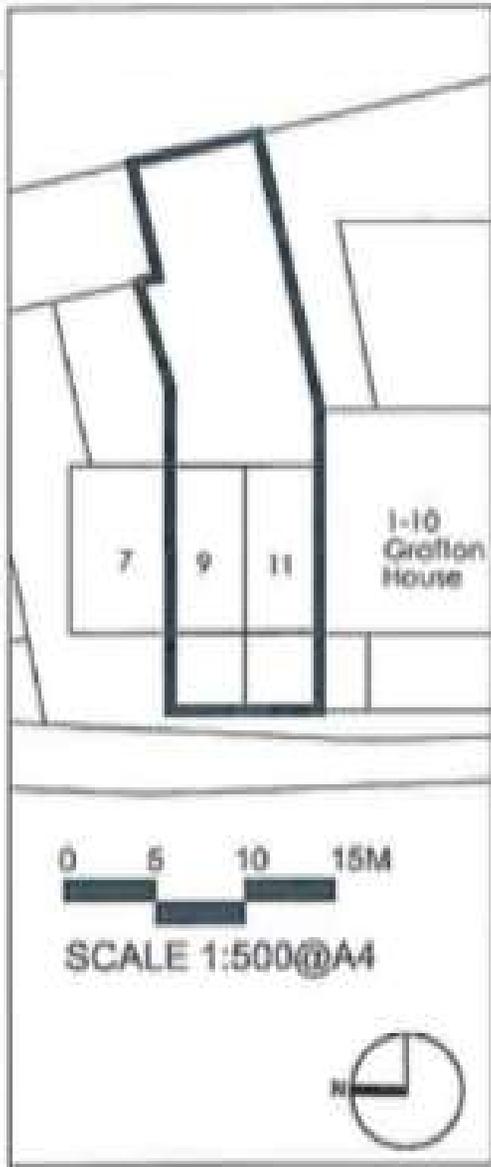
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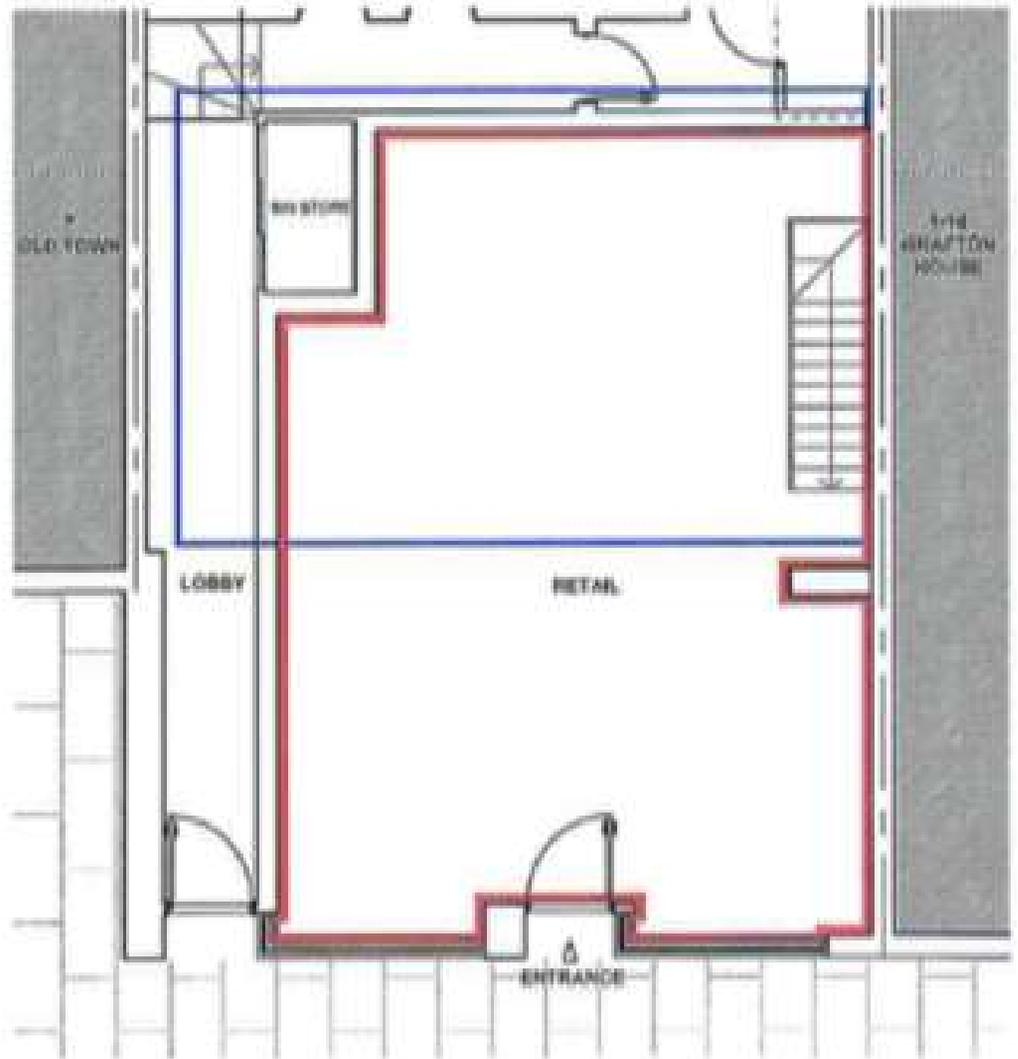
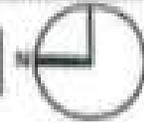
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BASEMENT FLOOR



GROUND FLOOR

