

Prime⁺ Retail

Shop To Let

London SW9 0JG
4-6 Clapham Road

Double Fronted Unit

Location

The property is situated in a prominent trading position on the west side of Clapham Road, forming part of a mixed retail parade and benefiting from a double frontage. Oval train station (Northern Line) is located only a short walk away, whilst nearby operators include Foxtons, Oval Eyes Opticians, The Derby, Grill 32, The Hanover Arms, The Hound Hut and 24 The Oval.

Accommodation

The property is arranged over ground floor and basement, providing the following approximate net internal floor areas:-

Ground Floor	533 sq ft	49.52 sq m
Basement	480 sq ft	44.59 sq.m

Terms

An assignment of the existing lease expiring 24th December 2029, subject to a rent review on 25th December 2024, at a current passing rental of £23,100 per annum exclusive.

Incentives

Incentives are available to an incoming tenant. Further details are available upon request.



Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£20,250
UBR (2023/2024)	49.9p
Rates Payable	£10,105

Interested parties are advised to make their own enquiries with the Local Authorities.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

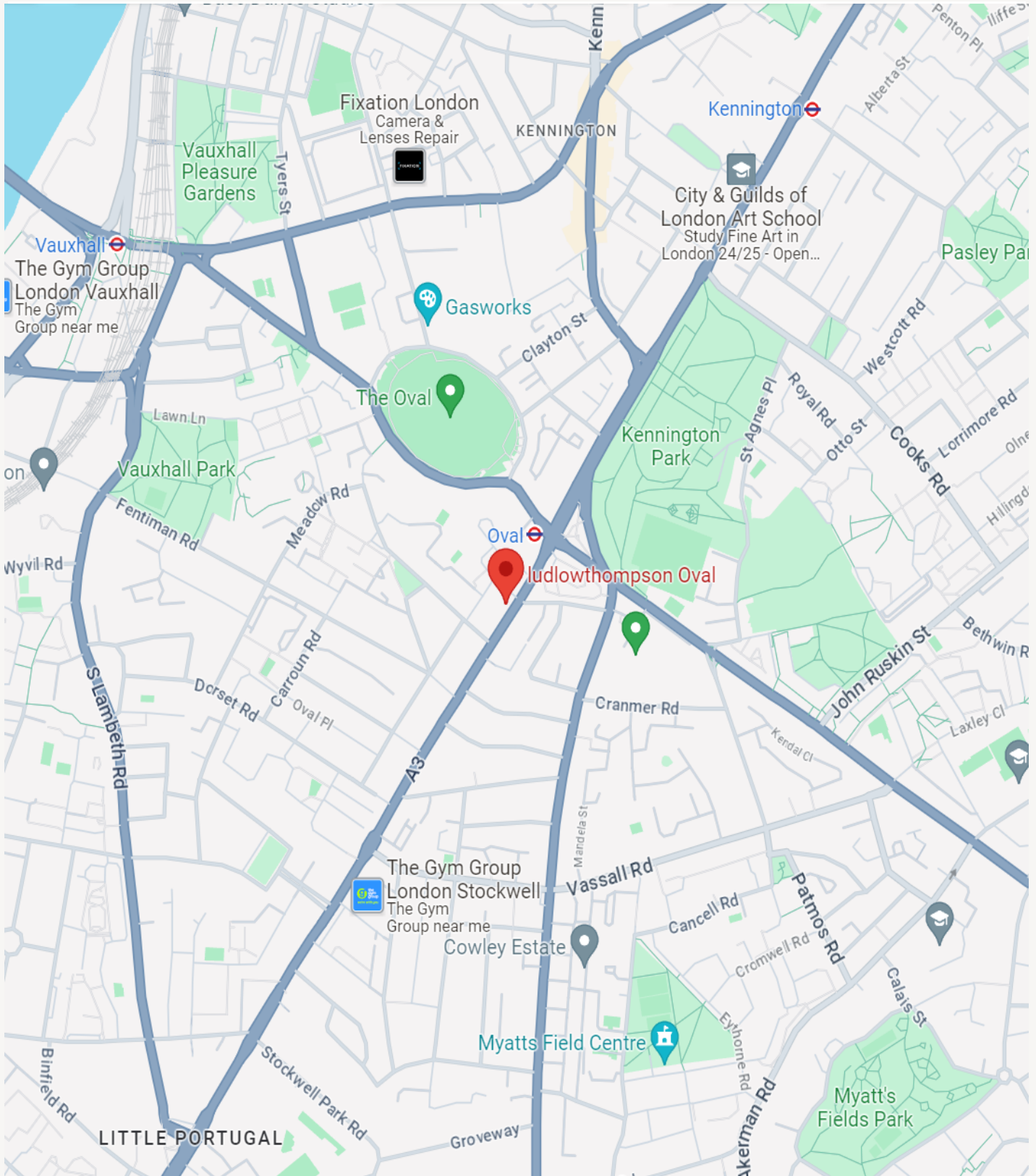
An EPC has been commissioned and is available upon request.

Viewing

All viewings are strictly by prior appointment.
For further information or arrangements to inspect please contact:

Joel Berg
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07950 320 978





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prime-retail.com

For more information contact:
020 7016 5340

Misrepresentation Act 1967

These Particulars are believed to be correct but their accuracy is not guaranteed, are set out as a general guide and do not constitute the whole part of a contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded