

RETAIL UNIT TO LET 520 sq.ft (53.8 sq.m)

30 Old Town, Clapham, London, SW4 0LB

Cherryman

Location

Old Town Clapham is located at the northern edge of Clapham Common. There are numerous desirable shops, restaurants and pubs to cater for office workers in the Old Town making this a fantastic place to work.

The northern line tube station at Clapham Common is within 5minute walk from the property.

Description

Main retail area	380 sq.ft (35.3 sq.m)	Rear yard	285 sq.ft (26 sq.m)
Rear office/retail/store	80 sq.ft (7.4 sq.m)	Main frontage	16 ft
Kitchen/Store	60 sq.ft (5.5 sq.m)		
Total	520 sq.ft (53.8 sq.m)		

Lease Terms

A new Full Repairing and Insuring lease is available directly from the Landlord.

Outgoings

Rent (p.a)	Business Rates (y/e April 2020)
£28,000 p.a	£14,882 p.a

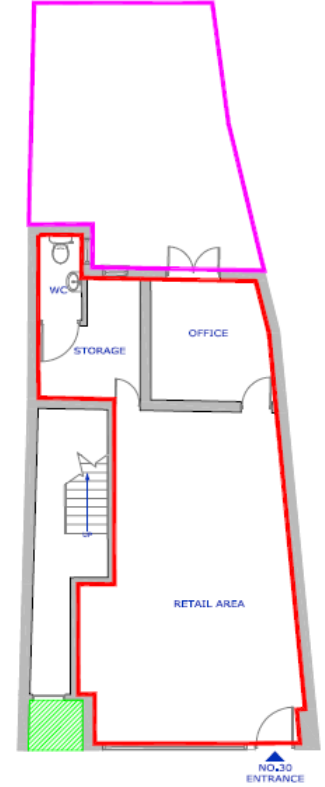


VAT:

The building has been elected for VAT.

Energy Performance Certificate:

The building holds an "D" (94) score rating. A report is available upon request.



Planning:

The property holds retail (A1) planning use only.

Contact



Bob Ashton

bob@cherryman.co.uk
0207 093 1921

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Important Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations