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CLASS A1(POTENTIAL FOR A2/D1/D2 USES STP) SHOP TO LET N.O 135 NORTHCOTE ROAD LONDON SW11 6PX.

Appx Ground Floor 1,055 sq ft (98) m2

LOCATION:- The property occupy a prominent mid terrace position on the eastern side of Northcote Road close to the junction with Bramfield Road. Northcote Road is one of South West London's most popular destinations for retailers/restauranteurs with national operators including Crew Clothing, Farrow and Ball, Marsh and Parsons, Cluttons, White Stuff and with national restaurant chains and bars including Franco Manca, All Bar One and Byron Burgers. Public transport links are good with Clapham Junction only 0.5 km away.

DESCRIPTION:- The property comprises a ground floor (Class A1 retail unit which offers open plan retail space with a store room and disabled WC/washroom to the rear. The unit benefits from good natural light, spotlighting and air conditioning.

The premises are ready for occupation subject to the tenant's fit out.

ACCOMMODATION:-

INTERNAL WIDTH (front) 14'6" 4.4 M

SHOP DEPTH (max) 72'8" 22.2 M

GROUND FLOOR AREA 1,055 SQ FT 98 M2

REAR DISABLED WC AND WASHROOM





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TENURE:- A new full repairing lease for a term of years to be agreed by negotiation

RENT:- £67,500 PER ANNUM EXCLUSIVE payable quarterly in advance.

BUSINESS RATES:- The current rates payable under the 2017 list are £25,777.50 p.a as at the UBR rate in Dec 2019.

LEGAL COSTS:- The tenant is to contribute to the landlord's reasonable legal costs

EPC:- An Energy Performance Certificate is available upon request

VIEWING:- Viewings are strictly by appointment via JM Commercial (0208 7857960) Ref JM or joint sole agent Bells Commercial (0207 2284405) Ref SC

SUBJECT TO CONTRACT



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