

Retail premises

To let

295-297 Lavender Hill, London, SW11 1LP



Prominent Location

Spacious retail premises with storage near Clapham Junction



Quoting Rent

£55,000 per annum



Size

879 sq ft ITZA



Planning

Class E(α) use

Get more information

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**AVISON
YOUNG**

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Description

A spacious property located a 4-minute walk from Clapham Junction Station, giving access to train services and a comprehensive network of bus routes. The A3 provides excellent road links into central London and west to the M25. Lavender Hill is a busy road offering plenty of footfall. Close by is KFC, Whole Foods Market, and Nandos. Next door is 2 Love Tea & Coffee House.

Accommodation

Floor	Area (sq ft)	Area (sq m)
ITZA	879	81.66
Storage	183	17

The areas quoted are approximate.

Rent

In the region of £55,000 per annum.

Rent Deposit

A 6-month rent deposit will be required.

Lease Terms

A new lease is being offered for a term to be agreed, subject to upward only 5 yearly rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Planning Consent

Previously used for Retail within E(a) of the Town and Country Planning Order 1987, this property is likely to be suitable for continued use for retail or planning consent will be required for a change of use to another use class order.

Interested parties should carry out their own due diligence in this regard.

Specification

- Large open retail space
- Separate storage room
- Kitchenette
- W/C

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

EPC

The EPCs for each unit are both rated D and are available on request.

Legal Costs

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

Service Charge

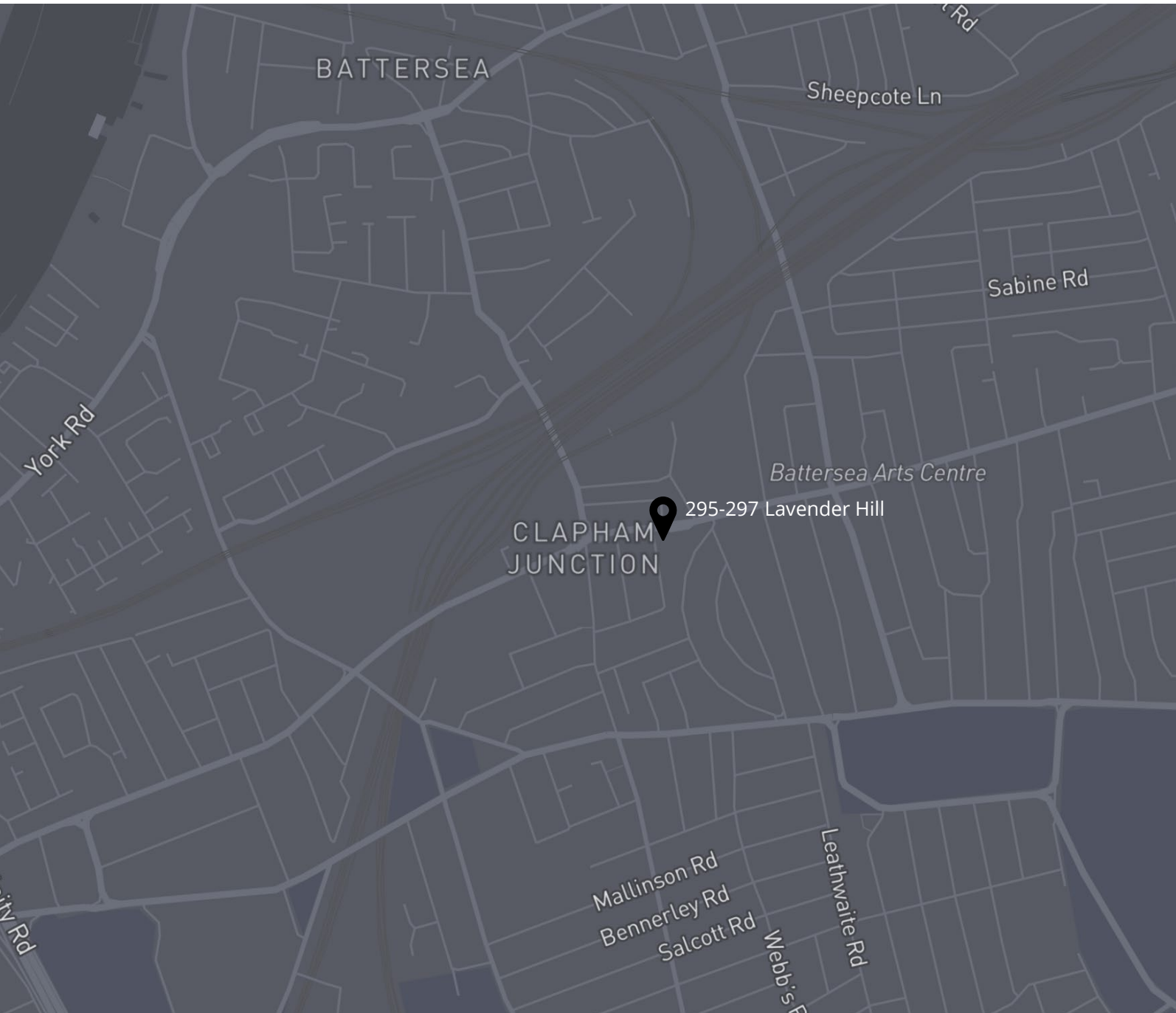
TBC.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.

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scan the QR code



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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