



Sanderson
Weatherall

RETAIL UNIT TO LET



4 ASCOT PARADE, CLAPHAM PARK ROAD, LONDON, SW4 7EY

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- Close to central Brixton and Clapham High Street
- Walking distance to Clapham Common Underground
- Suitable for retail uses

Location

The property is located on Clapham Park Road (A2217) approximately 0.7 miles west of Brixton Town Centre within London Borough of Lambeth.

Ascot Parade is west of the junction with Bedford Road and consists of a retail parade with residential above. Neighbouring occupiers include Clapham Park Bathrooms, Eat of Eden, En Root and Papa Johns pizza.

Clapham High Street and Clapham Common Underground are within walking distance. There are frequent bus services along Clapham Park Road.

Description

The property consists of a ground floor lock-up shop with WC.

Accommodation

Description	Size (GIA)	
	Metric	Imperial
Internal Width	2.57 m	8 ft 5 in
Shop Depth	7.30 m	23 ft 11 in
Ground Floor Area	18.76 sq m	202 sq ft

Lease

New effectively FRI lease for a term to be agreed subject to periodic rent reviews.

Offers

The Landlord is seeking offers in the region £9,000 per annum exclusive of business rates, utilities, and all other outgoings.

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record
3. A Tenancy Application form which can be requested from the agents.



Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Business Rates

Rateable Value: £5,300

Energy Performance Certificate (EPC)

Energy rating C.

Planning

All planning related enquiries should be via Lambeth Council Planning Department.

VAT

All prices quoted are exclusive of VAT.

Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.



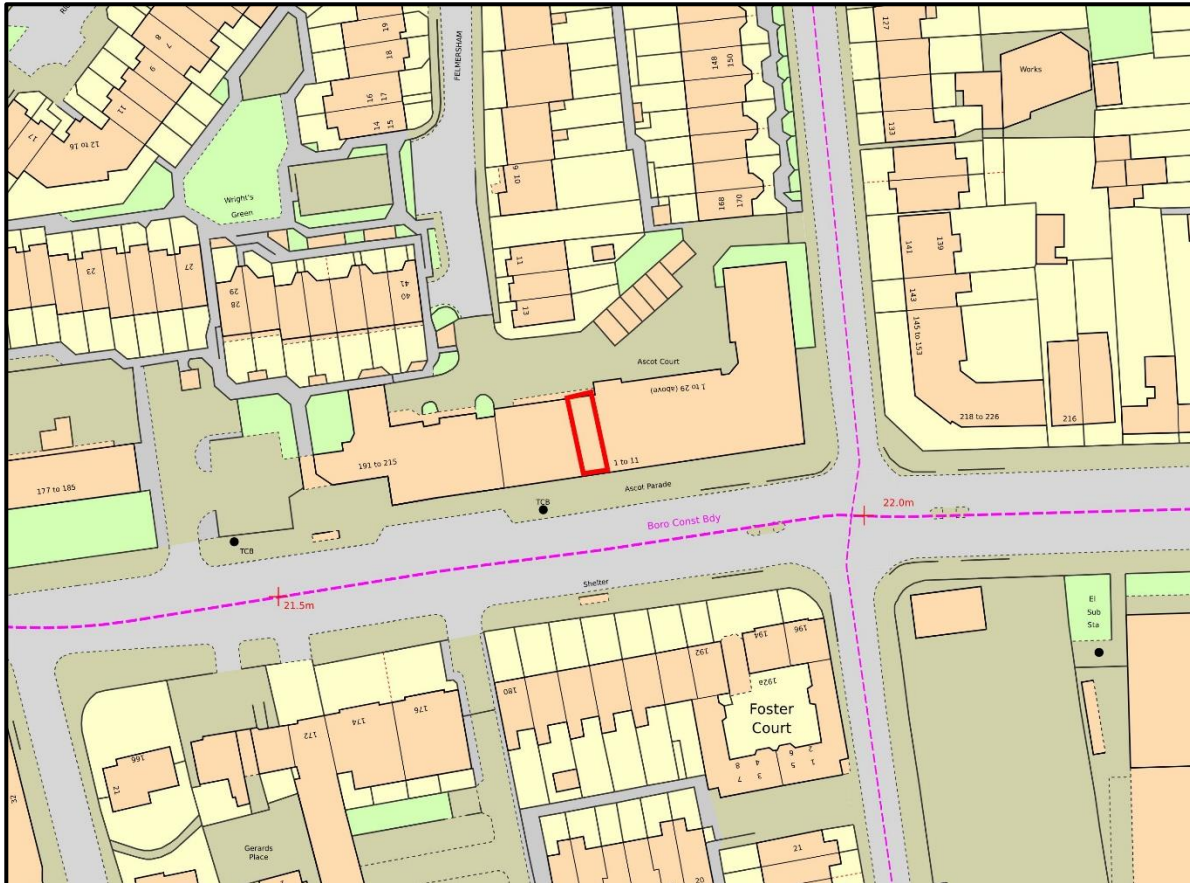
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