





- 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 and storage.

Accommodation

Description	Size (GIA)	
	Metric	Imperial
Ground Floor	56.00 sq. m	603 sq. ft

Lease

3 years effectively FRI lease or a longer term will be considered.

Rent

£19,000 per annum exclusive of business rates, utilities, and all other outgoings.

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: £11,250

Rateable Value effective from 1st April 2023: £12,250



Energy Performance Certificate (EPC)

Energy rating B

Planning

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

VAT

All prices quoted are exclusive of VAT.

Costs

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



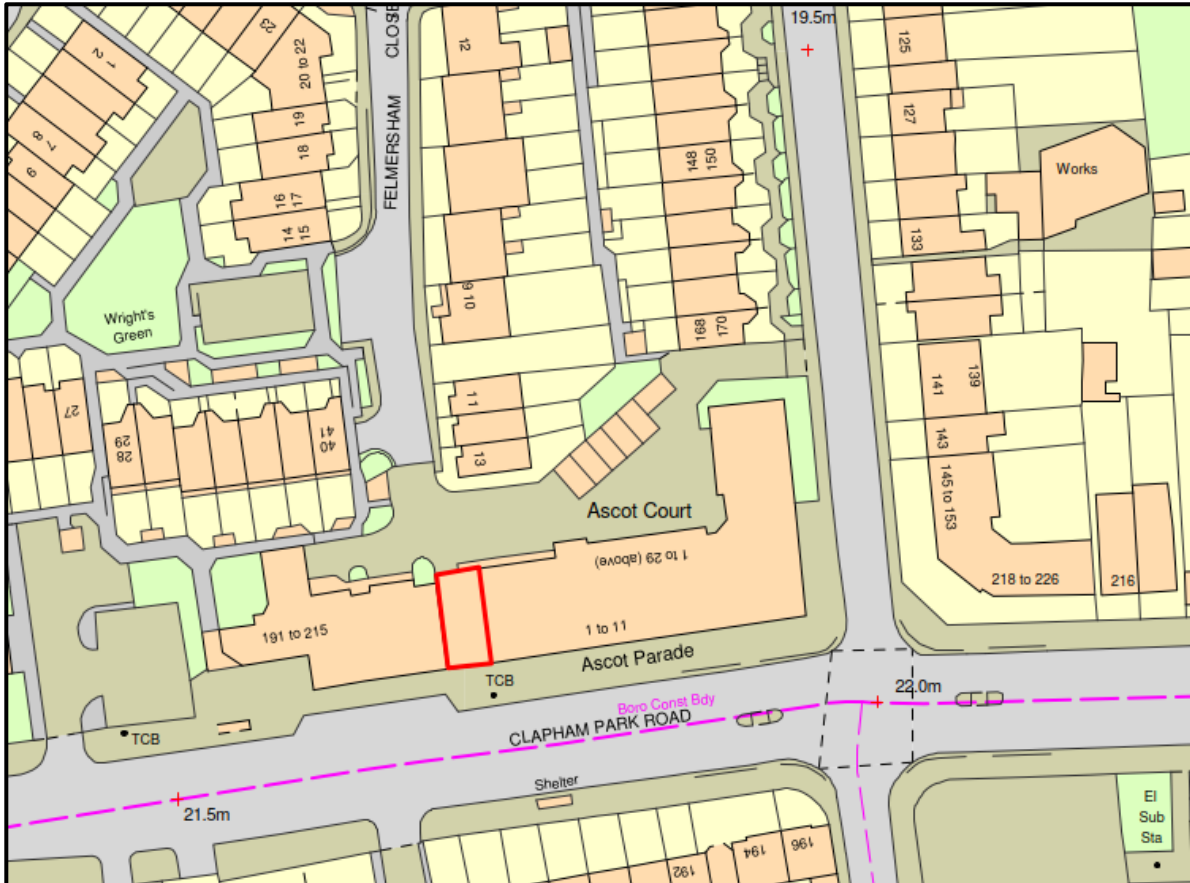
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