

TO LET - Retail Unit

125 Lavender Hill, London SW11 5QJ

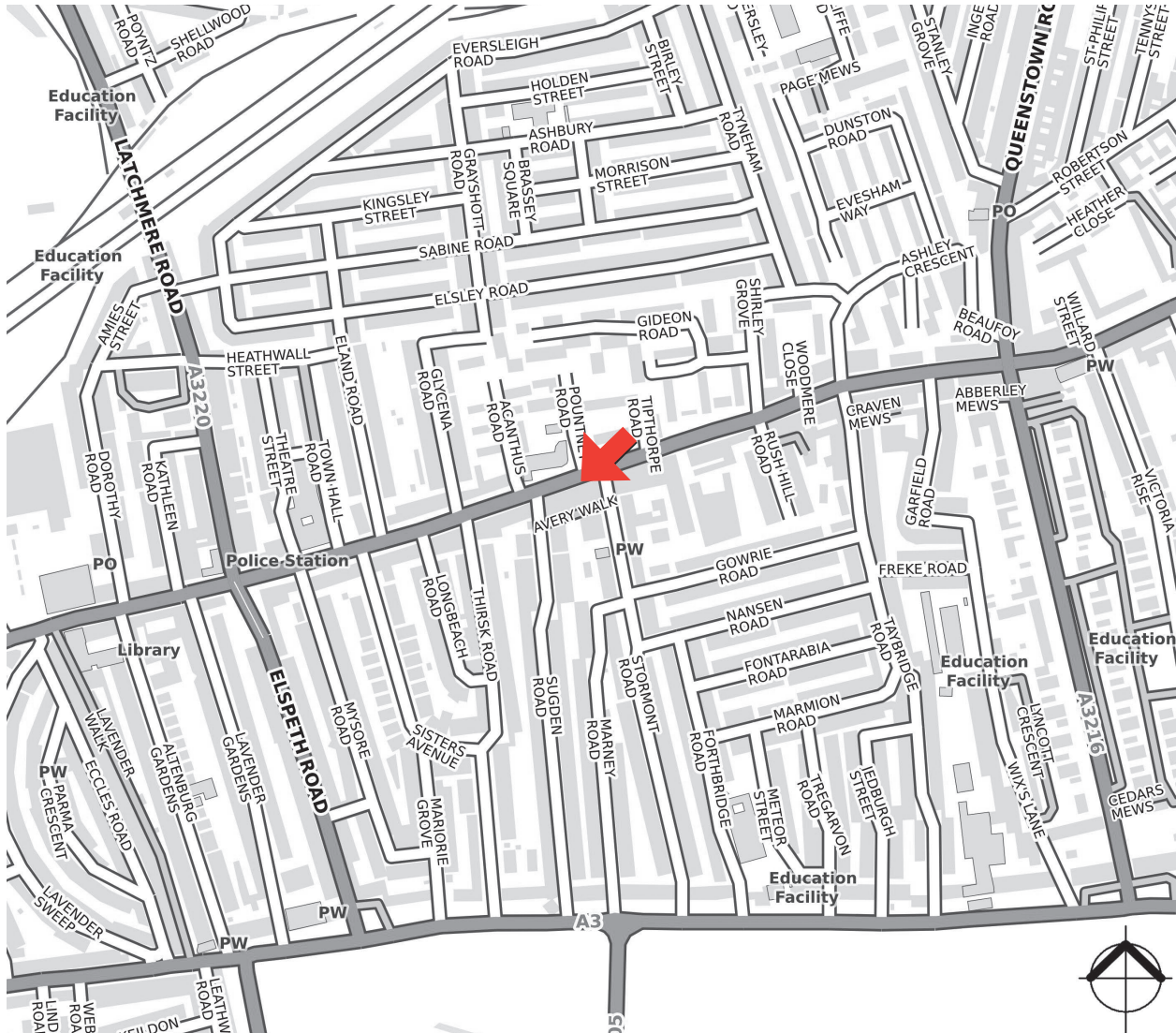


- Self-Contained Shop
- Large Window Frontage
- Abundance of Natural Light

- High Ceilings
- 464 sq ft (NIA)
- Excellent Transport Links

LOCATION

The property is located on Lavender Hill in South Battersea. Clapham Junction Station (South Western Railway, Southern and London Overground) is a 12 minute walk and Clapham Common Station (Northern Line) is a 22 minute walk away. There are multiple bus routes providing transportation from across London and access to the A3 is 2.6 miles away. Other local occupiers include Whole Foods Market, Third Space, Tesco Express, Sainsbury's Local, Pizza Express, Four Thieves, and Café



DESCRIPTION

The self-contained shop is arranged over the ground floor. It comprises of open plan accommodation with double window frontage and return frontage on Stormont Road. The shop benefits from high ceilings with spotlights, laminate wooden flooring throughout, wall mounted electric heaters, and two WCs with a WHB.

ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

Area	SQM	SQFT
Ground Floor	43.11	464

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority.

PLANNING

Use Class E.

VAT

TBC.

ENERGY PERFORMANCE CERTIFICATE

D (78).

QUOTING RENT

£25,000 (£53.88 per sq ft) per annum.

TENURE

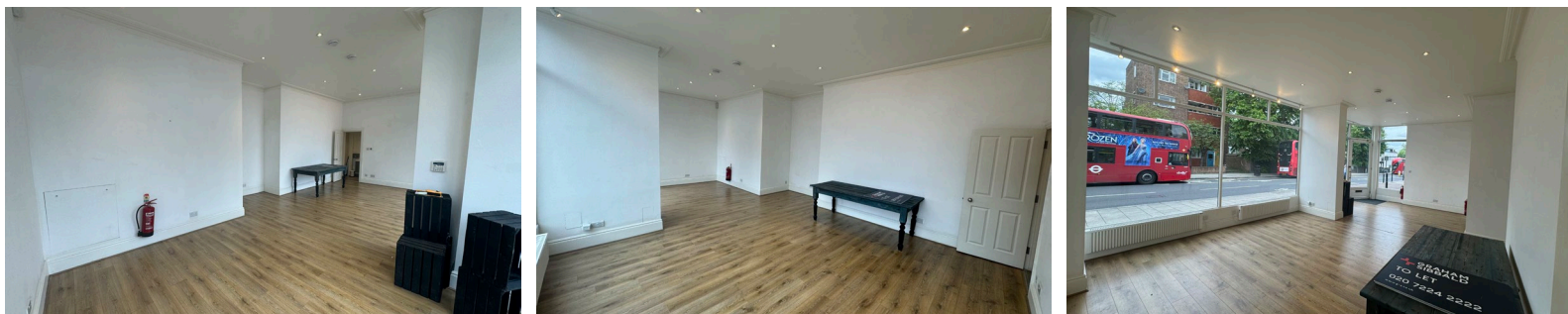
New lease available direct from the landlord.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:



Zak Los
zak.los@g-s.co.uk
07810 447 572



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07714 846 629



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6. Date of Publication: May 2024

