



SYMON SMITH

RESIDENTIAL & COMMERCIAL ESTATE AGENTS
AND PROPERTY MANAGEMENT

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42 Lower Clapton Road, London, E5 0PD

£3,333 PCM

The property comprises a prominent corner Class A1/A2 premises arranged over ground floor and basement.

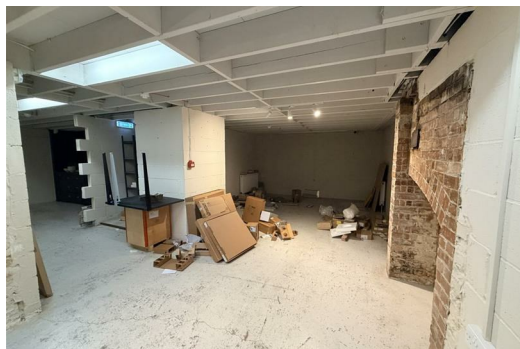
The property occupies a highly visible corner position on Lower Clapton Road, benefiting from excellent frontage and strong passing footfall and vehicular traffic throughout the day and evening.

The surrounding area comprises a mix of independent retailers, cafés, restaurants and national operators, serving a densely populated residential catchment.

****Accommodation****

Ground Floor: Approx. 79sq m (850 sq ft)
Basement: Approx. 79sq m (850 sq ft)

- New Long Lease Available
- Prominent corner commercial premises
- Ground Floor Approx - 850 sq ft
- Excellent frontage and visibility
- Basement - 850 sq ft
- Busy main road position



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Symon Smith Ltd, registered in England 110 Lancaster Road, New Barnet, Herts EN4 8AL No. 3600107 VAT No. 247 764 331