



Newly Refurbished Shop to Let

Fronting York Road Close to Clapham Junction Station and available under a new lease with no premium

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12 York Road, Battersea, London, SW11 3QA

£14,000 per annum exclusive

LOCATION: - The property is situated fronting York Road which is a busy thoroughfare and bus route linking Battersea to Wandsworth. The property benefits from significant passing vehicular traffic much of which is forced to stop at nearby traffic lights and is highly visible as a result. There are short-term parking bays located virtually opposite the property and further short-term bays fronting Falcon Road which encourage quick stop trade to the area in general. The property is within walking distance of Clapham Junction mainline station which is one of the busiest stations in the United Kingdom. The surrounding area is a densely populated and relatively affluent catchment area which the property is able to service.

DESCRIPTION: - The property comprises a ground floor lockup shop to be offered in refurbished condition. The property is to have a new shopfront, plain plastered walls, new service heads and internal WC and kitchenette facilities. The property has a tiled floor and good ceiling heights.

ACCOMMODATION:

Gross overall frontage 4.7m
Internal width 3.67m
Maximum shop depth 13.22m
Sales area 44.64m² 480ft²
(incorporating the area designated for WC and kitchenette).

TENURE: - The property is offered by way of a new lease, the length of which is to be negotiated.

USE/PLANNING: - The property formerly operated as a restaurant within Class A3 but has since been reconfigured and the property is considered more suited to use within Class A1 or A2 (Retail/Retail Office) of the Town and Country Planning Use Classes Order.

RENT/PRICE: - An initial rent of £14,000 per annum exclusive is sought.

EPC RATING: - The property has an Energy Performance Certificate Rating of 69 within Band C Rating.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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