



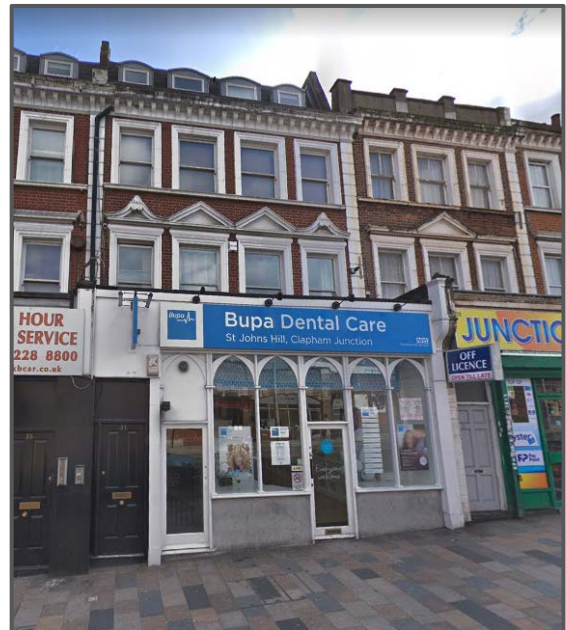
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# D1 UNIT TO LET IN CLAPHAM

**37 ST JOHNS HILL, CLAPHAM,  
LONDON, SW11 1HT**



## **Location:**

The subject property occupies a prominent position on St. Johns Hill opposite Clapham Junction station (Overground & National Rail).

The surrounding occupiers are a mixture of established independent operators and multinational retailers including Snappy Snapps, Paddy Power, The Money Shop, Sainsburys Local and Caffè Nero.

## **Accommodation:**

The units are arranged over a ground floor and basement and has the following approximate net internal areas:

Ground Floor:	<b>1,037 sq. ft. (96.34 m<sup>2</sup>)</b>
Basement:	<b>700 sq. ft. (65.03 m<sup>2</sup>)</b>

## **Use:**

The retail premises benefits from D1 planning consent. Alternative uses may be considered subject to planning.

## **Rent:**

£42,500 per annum exclusive.

## **Lease:**

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

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