



11 Old Town, Clapham, London SW4 0JT

Extremely well positioned 1399 sqft Class A1, A2, B1, D1 & D2 shop TO LET

020 8681 2000 | info@hnfproperty.com



specialist advice on all property matters

11 Old Town, Clapham, London SW4 0JT

£37,000 per annum excl. Leasehold

LOCATION:

The property is situated on the East side of Old Town in Clapham, South West London.

Neighbours include Gails Bakery, Tommy Clarke Art, the busy destination Freehouse 'Old Town Tavern' and a restaurant 'The Yard' (previously Jam Tree).

Clapham Common Underground and Wandsworth Road Stations are both a 6 minute walk away, connecting you the Northern and Overground lines. The area is well serviced by a number of bus routes.

DESCRIPTION:

The property comprises a ground floor and basement retail unit that previously traded as a photography studio.

The property is suitable for a retail unit, office, studio, clinic and other trades.

It was built in 2016, this unit is still in excellent condition and benefits from an attractive double fronted shopfront, main retail area on the ground floor with a full height, fully tanked basement with kitchenette and WC.

ACCOMMODATION:

Ground	68m	(732ft)
Basement	62m	(667ft)

Total floor area	130m ²	(1,399ft ²)
------------------	-------------------	-------------------------

USE/PLANNING:

We understand the property currently falls within Class A1 (Retail), A2, B1, D1 and D2 of the current Use Classes Order and would suit a variety of retail, office, studio, clinic and other trades.

TENURE:

The property is offered by way of a new FRI lease, terms to be agreed subject to contract

RENT/PRICE:

An initial rent of £37,000 per annum exclusive is sought.

BUSINESS RATES:

The property does not have a current entry on the rating list. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING:

The EPC has been commissioned and the details will be updated in due course.

VIEWINGS:

Viewings by prior arrangement – please telephone 0208 681 2000.

020 8681 2000

www.hnfproperty.com
info@hnfproperty.com



@hnfprop

Viewings by prior arrangement - call our team for more information

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
3) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
4) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.



specialist advice on all property