

# Battersea / Clapham Junction Retail Unit To Let

68 Northcote Road  
SW11 6QL

973 ft<sup>2</sup> / 90.4 m<sup>2</sup>

To Let: £75,000 p.a.x.

Alternative uses considered

Excellent footfall

Good transport links



randell  
commercial

**Location:** The property is located in a prime retailing position on Northcote Road. The property benefits from excellent transport links, situated 0.4 miles (approximately a 5 minute walk) from Clapham Junction Station. Numerous bus routes serve the property.

Northcote Road has a strong mix of local and national operators including Bayley & Sage, Oliver Bonas, Gail’s Bakery, Trotters, Sweaty Betty, Joe & The Juice and Meat Liquor.

**Description:** The ground floor unit currently comprises largely open plan retail space, with partitioned changing rooms and stock storage to the rear. The property benefits from a staff office and WC, as well as natural light to the rear.

The space is in excellent condition, so may require minimal fit-out to begin trading, subject to the ingoing tenant’s needs.

**Rent:** £75,000 per annum exclusive.

**Terms:** Available on a new FRI lease for a term to be agreed.

**Planning:** The property benefits from A1 planning consent. Alternative uses will be considered STPP.

**Business Rates:** Interested parties are advised to make their own enquiries with Wandsworth Borough Council.

Rateable Value (2017) - £47,750

**EPC Rating:** An EPC report has been requested and will be made available.

**Legal Costs:** Each party is to be responsible for their own legal costs incurred in the transaction.

**Viewing:** For further information and viewings, please contact Mike or Ashley at Randell Commercial on 020 7135 2033.



**Measurements:**

Retail Space	76.68 sq m	825 sq ft
Office	9.55 sq m	103 sq ft
WC	4.16 sq m	45 sq ft
<b>TOTAL</b>	<b>90.39 sq m</b>	<b>973 sq ft</b>

Misrepresentation Act 1967 – These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Randell Commercial, nor any of their employees any authority to make or give representation or warranty relating to this Property. All negotiations are to be conducted through Randell Commercial. All terms quoted are exclusive of VAT. All floor areas are approximate.