

TO LET

Double Fronted Retail Unit in Stockwell



Size: 1,653 Sq. Ft (153.6 Sq. m)

Approx. NIA

(Staff unaware)

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

LOCATION

The property is located on the North West side of Clapham Road approximately 80 metres from Stockwell Underground Station.

The property benefits from excellent transport links with both Stockwell Underground Station and numerous bus routes running along Clapham Road. The unit also benefits from a large footfall passing the retail unit.

DESCRIPTION

The property is arranged over the ground floor and basement and benefits from rear access and two car parking spaces.

The unit is fitted with a kitchenette and W.C. and benefits from an abundance of storage at the rear of the ground floor as well as in the basement.

The unit is comprised of the following approximate net internal floor areas:

Floor:	Sq Ft	Sq M
Retail:	939.4 sq. ft	87.3 sq. m
Storage	161.0 sq. ft	15.0 sq. m
Basement:	552.5 sq. ft	51.3 sq. m
Total:	1,653 Sq Ft	153.6 Sq. M

TERMS

The property is available by way of a new full repairing and insuring lease, for a term by negotiation at a rent of **£55,000 per annum exclusive**.

USE CLASS

A1 Retail use.

VAT

To be confirmed.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party will be responsible for their own legal fees.

EPC

EPC is available on request

VIEWING

Strictly by appoint through the Landlords joint sole agents Goodsir Commercial.

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