



## GF & LGF 11 Old Town, Clapham, London SW4 0JT

TO  
LET

1057  
Sq Ft

£35,000  
Per annum excl.

Uses Considered:  
**ALL USES CONSIDERED**

### Description

The property comprises a ground floor and basement retail unit previously trading as a high end Nail Bar.

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.

Suitable for a retail unit, office, studio, clinic, and many others this unit offers a rare opportunity to acquire a valuable frontage in the affluent area of Clapham Old Town.

### Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

### Rent

£35,000 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

### EPC VAT

C TBC

### LTA 1954

Negotiable

ASAP

Negotiable

Negotiable

Negotiable

### Local Authority

LB Lambeth

### Utilities

A/C, Single Phase Elec

### Accommodation

	Sq M	Sq FT
Ground:	55.55	598
Basement:	42.68	459
<b>Total (GIA):</b>	<b>98.23</b>	<b>1057</b>

**\*360 Tour and Floor Plan Available\***

### Business Rates

Rateable Value: £32,500  
Rates Payable (23/24): £16,218 pa

With Small Bus Relief: N/A  
With 75% Retail Relief: £4,055 pa\*

\*Parties must make their own enquiries to ensure business rates payable are correct and whether they are eligible for Small Business or Retail Relief.

# Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc  
james@evanspearson.co.uk  
020 7819 2380

1 Princes Close  
Clapham Old Town  
London  
SW4 0LG

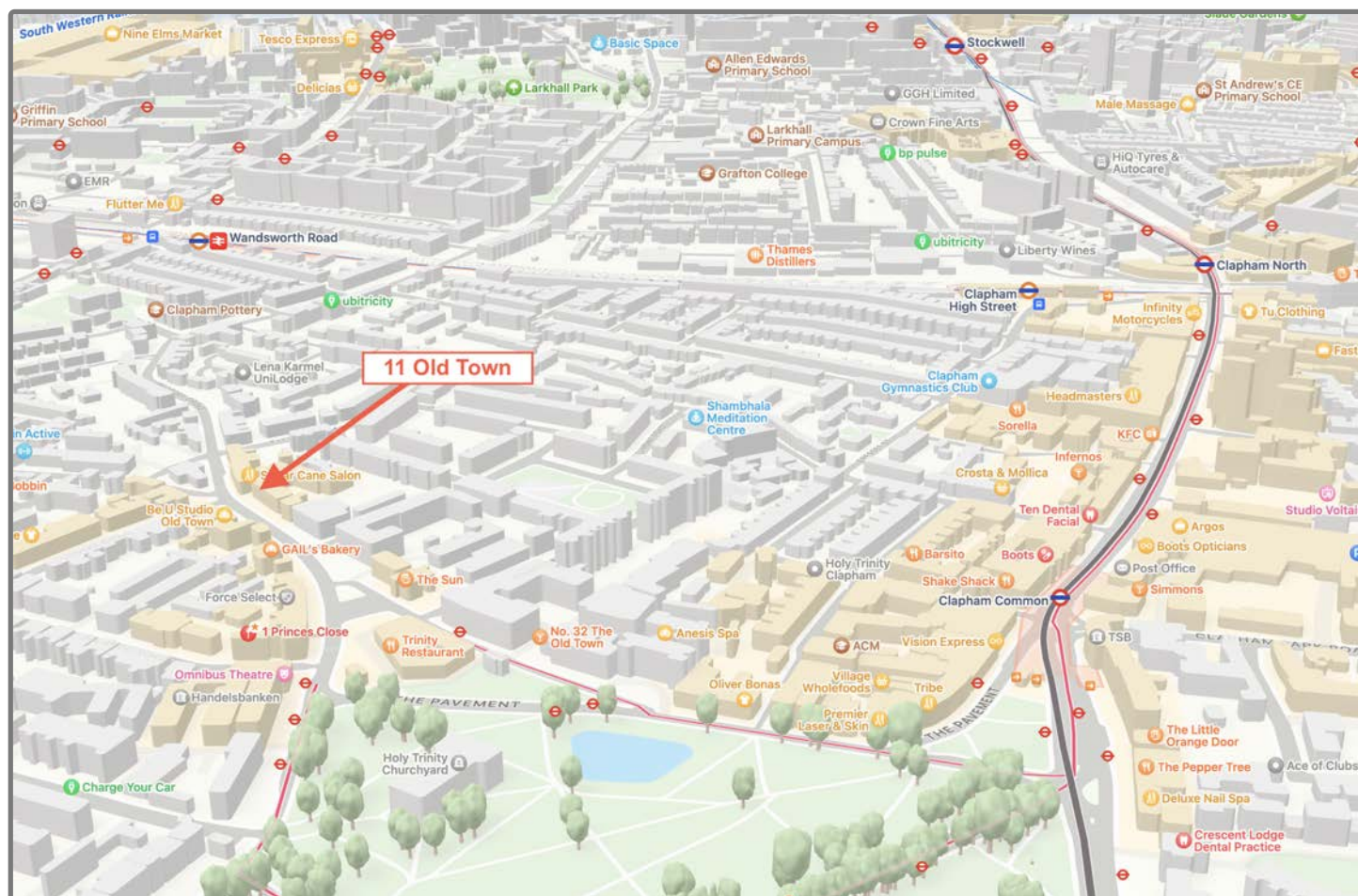
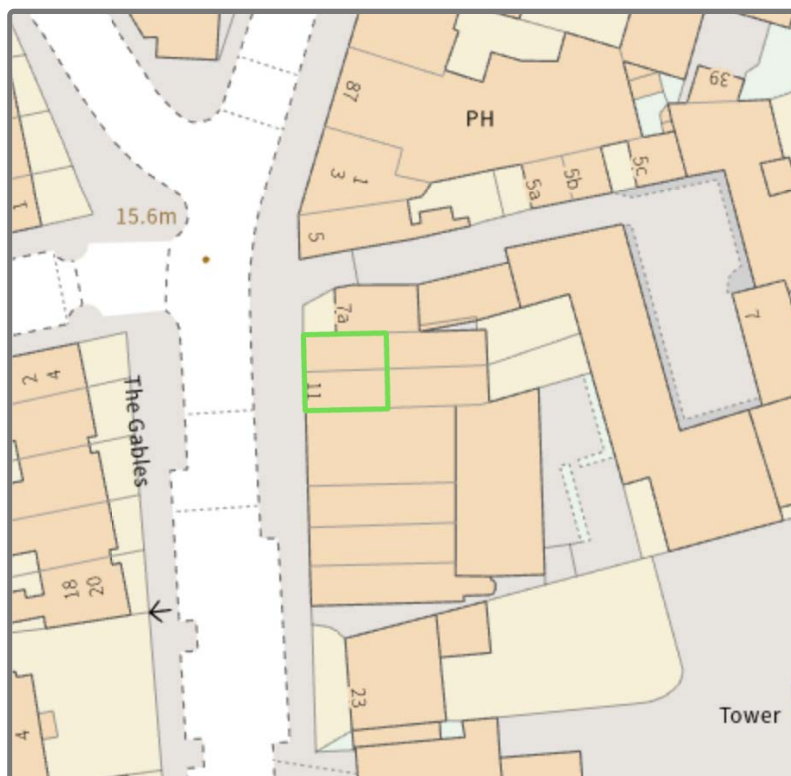
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## Location

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

Neighbours include The Apollo Arms, The Pigs Head, Gails Bakery, Old Town Tavern, and Virgin Gym.

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



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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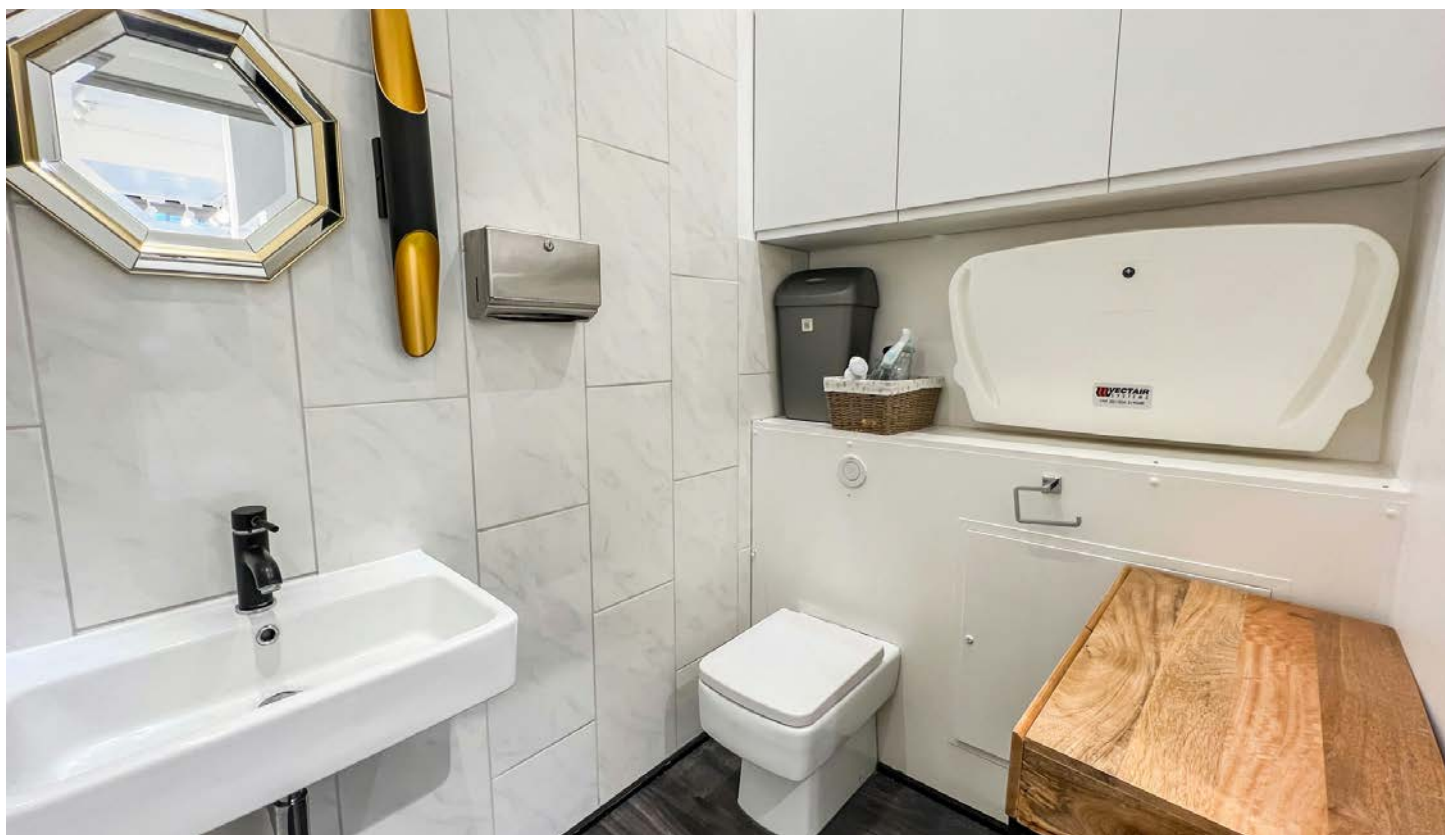
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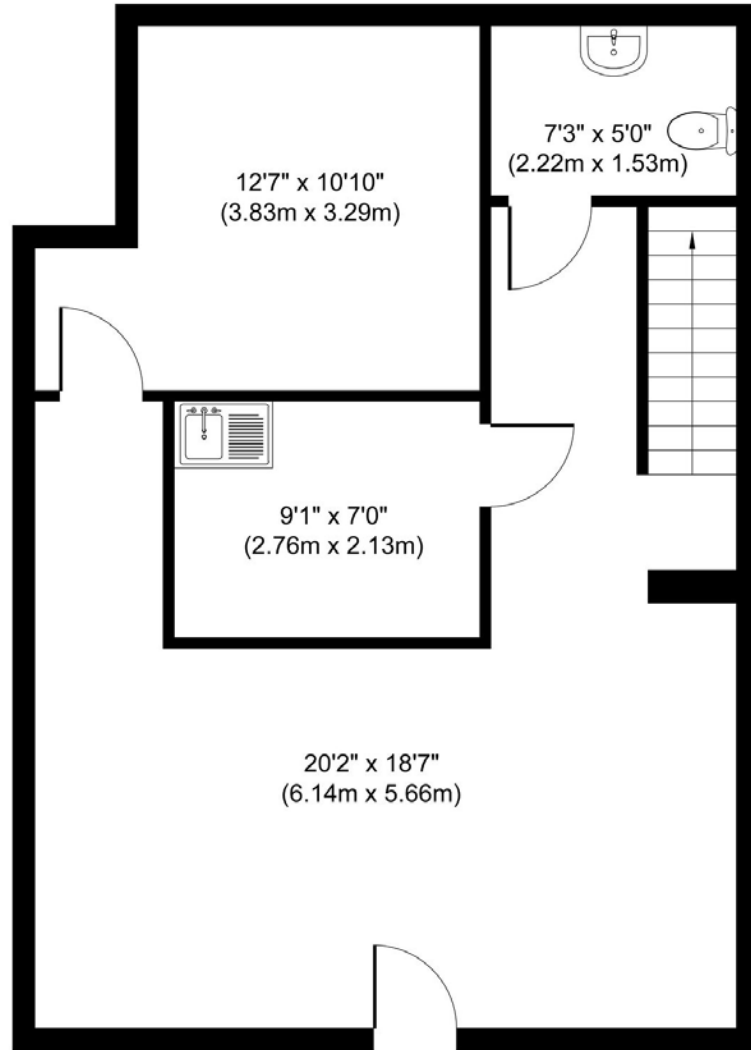
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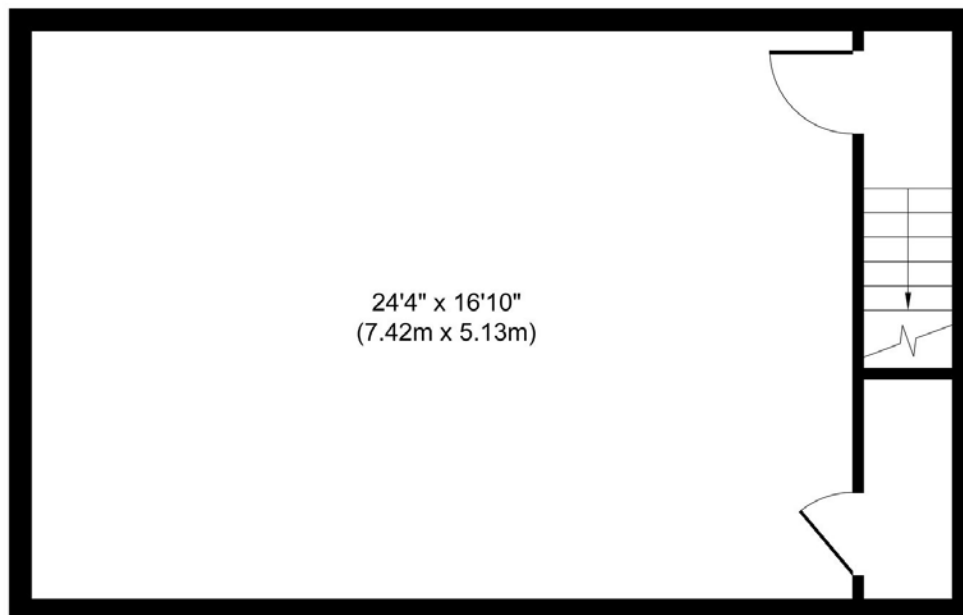


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# 11 Old Town, SW4



**Ground Floor**  
**Approximate Floor Area**  
**597 sq. ft**  
**(55.55 sq. m)**



**Basement**  
**Approximate Floor Area**  
**459 sq. ft**  
**(42.68 sq. m)**

***Evans Pearson***  
Chartered Surveyors

**Approx. Gross Internal Floor Area 1056 sq. ft / 98.23 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property