

155 Northcote Road

Seeking expressions of interest for sale and to let



Prominent Location
**155 Northcote Road,
London, SW11 6QB**



**Offers are invited (for
sale and to let)**



Planning
Class E

Get more information

Fraser Hulbert
+44(0)7778 028 467
fraser.hulbert@avisonyoung.com

Oliver Carpenter
+44(0)7887 641 150
oliver.carpenter@avisonyoung.com

**AVISON
YOUNG**

Description

Two spacious retail units located within walking distance from Clapham Junction Station, giving access to train services and a comprehensive network of bus routes. Close by are the popular green spaces of Wandsworth Common and Clapham Common. Northcote Road consists of a varied retail offering including a mixture of independent stores and more well-known chain retailers like Oliver Bonas and Waterstones, along with a plethora of eating and drinking establishments.

The units are on the ground floor of a new development, with residential above. They are offered as shell and core with no fixtures in place. They have been connected to all services including 3 phase power. Also, they have glazed frontages and access directly onto Northcote Road. To the rear/side, the units have a fully enclosed bin store that has been incorporated into the structure.

Please note: The landlord is **not** seeking offers from food and beverage providers.

Amenities

- Shell and core space
- Great opportunity
- 15-minute walk to Clapham Junction Station
- 3 phase power
- Fully enclosed bin store
- Extensive retail offering nearby

For Sale and To Let

Offers are invited.

Rent Deposit

A 6-month rent deposit will be required.

Lease Terms

A new lease is being offered for a term to be agreed. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Planning Consent

Uses within Use Class E of the Town and Country Planning Order 1987 (as amended in 2020), otherwise planning consent will be required for a change of use to another use class order.

Interested parties should carry out their own due diligence in this regard.

Area

Description	Sq M	Sq Ft
Retail unit 1	100.54	1082
Retail unit 2	84.16	906

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

EPC

Available on request.

Legal Costs

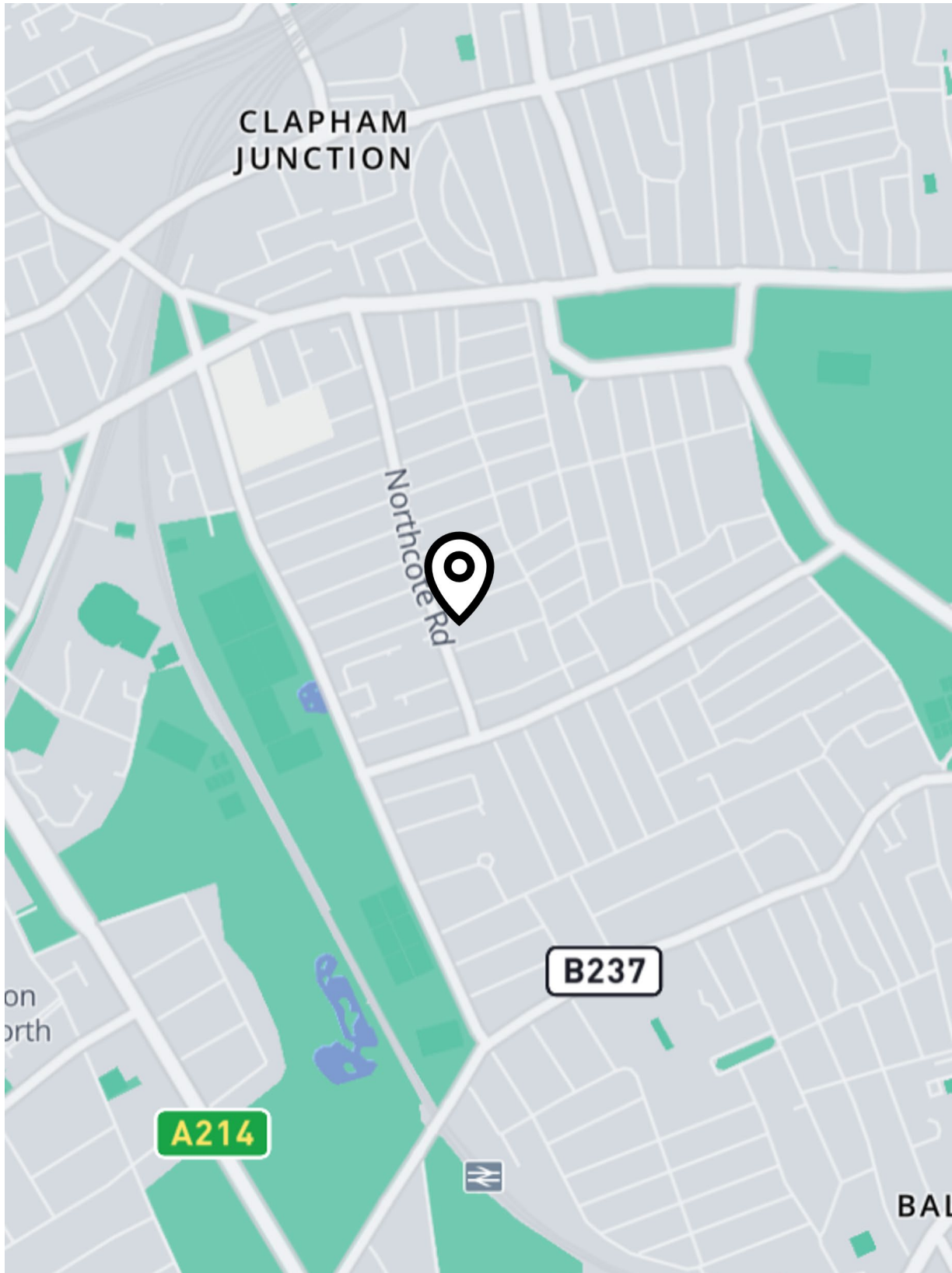
More information on enquiry.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.

Location

155 Northcote Road, London, SW11 6QB



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

To find out more, scan the QR code

Fraser Hulbert

+44 (0)7778 028 467

Fraser.Hulbert@avisonyoung.com

Oliver Carpenter

+44 (0)7887 641 150

Oliver.Carpenter@avisonyoung.com

July 2025

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoungretail.co.uk