

Unit 1 & Unit 2, 155 Northcote Road

2 exciting newbuild commercial units



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



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



Planning
Class E

Get more information

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Description

The units are to be leased on a term to be agreed or sold (leasehold) with the grant of a 200 year lease

Two spacious retail units located within walking distance of Clapham Junction Station, providing 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, beneath residential. They are offered shell and core with no fixtures in place. The premises are connected to all services including 3 phase power and have glazed frontages and direct access onto Northcote Road. To the rear/side, the units each have a fully separate, enclosed bin store that has been incorporated into the structure.

Please note: The units are **not** suitable for uses that involve cooking on site.

Amenities

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

Rent Deposit

A 6-month rent deposit will be required if let.

Lease Terms

A new lease is being offered for a term to be agreed. Any 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.

Areas

Description	GIA (Sq M)	GIA (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.

EPC

Available on request.

Legal Costs

Each party to bear their own costs

VAT

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

Asking values

Description	Asking rent (p.a.)	Asking price
Retail Unit 1	£68,500	£850,000
Retail Unit 2	£57,500	£715,000

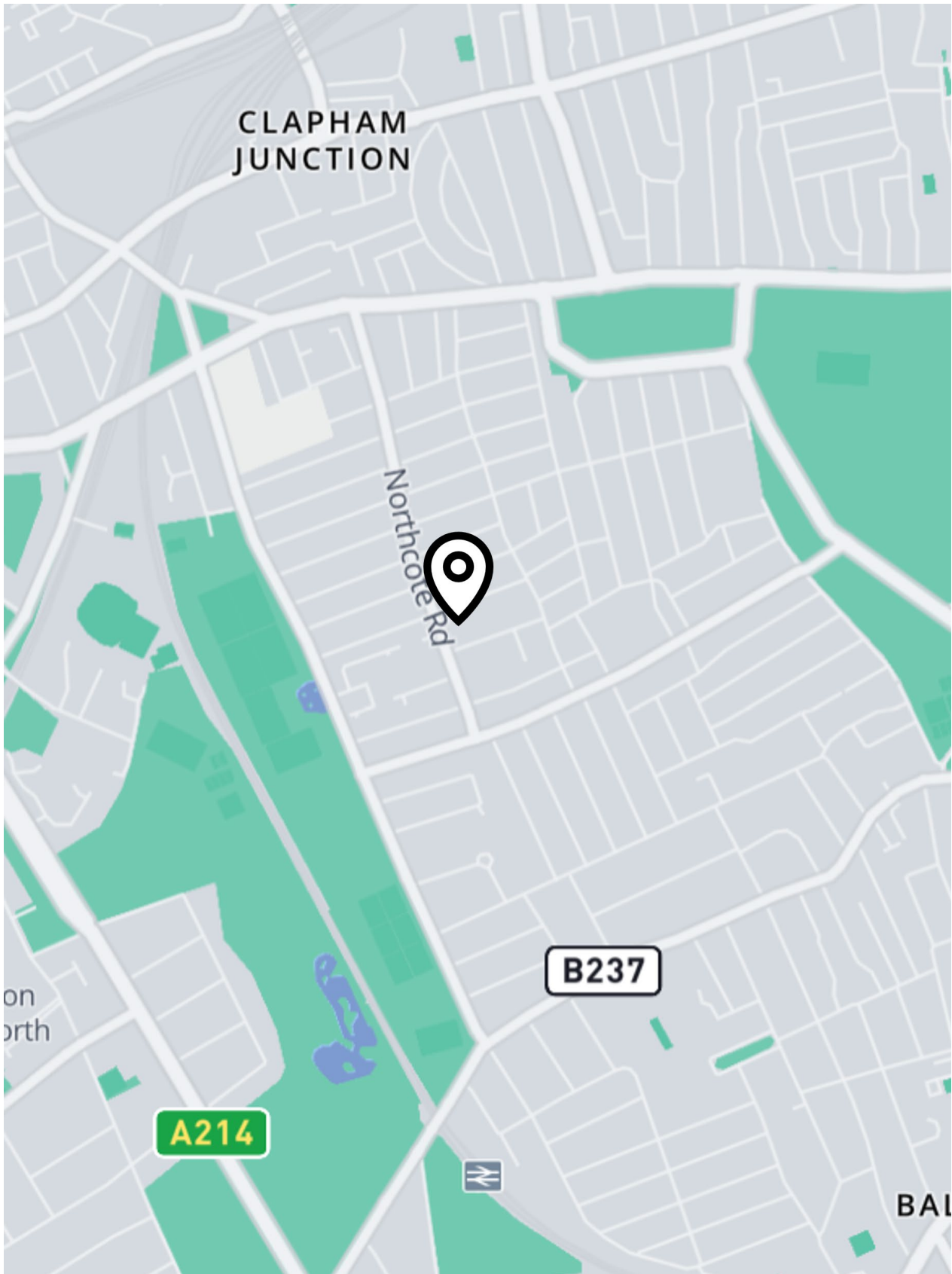




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