

PRIME RETAIL / CAFÉ / RESTAURANT UNIT -TO LET



587sq.ft. (54.55sq.m.) approx N.I.A.

6 Northcote Road

Clapham

London

SW11 1NT

**Located In A Prominent Position With The Benefit Of
The Current Fittings**

kemptoncarr.co.uk | Mayfair office 0207 078 7909



Location & Description

Located in a prime position on Northcote Road within Camden, Central London.

A ground floor lock up unit, suitable for a variety of uses within e-class planning permission. The unit is currently fitted as a sushi restaurant, of which the fittings can stay or be removed.

The unit benefits from a small rear yard.

The landlords will ***not*** consider souvenir retail linked use.

Accommodation

	Sq. Ft.	M2
Ground Floor	587	54.55
Upper Floors	LET	LET
TOTAL	587	54.55

Approx net internal area (NIA)

Terms

Rent: offers in excess of £67,250 per annum exclusive

The rent is exclusive of business rates, service charge, insurance and utilities. The property is NOT currently elected to pay VAT.

The premises are available on a new Full Repairing & Insuring lease, with terms to be agreed by negotiation, direct from the Landlord.

Energy Performance Rating

E(117)

Business Rates

The billing authority is Camden London Borough Council.

Rateable value: TO BE ASSESSED FOLLOWING SEPARATION OF THE UPPER FLOORS, FROM THE GROUND.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is not currently applicable to this property, the landlord will reserve the right to elect the property to pay VAT, if required, during the lease term.

Amenities

- Prime retailing pitch, with a mixture of independent and national multiple tenants within close proximity.
- Affluent town demographic
- Internal electric security shutters
- Short walk to Clapham Junction railway station and just off A3(Battersea Rise) at junction with St John's Road
- Benefit of the current Fixtures and Fittings if wanted.
- Small rear yard.



Viewing and further information

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PROPERTY CONSULTANTS