

SHOP TO LET



**DESCRIPTION**

The property has been refurbished and provides a small A1/A2 use retail unit. The ground floor is open plan with strip lighting, power points and a large glass frontage facing Lavender Hill.

The basement provides ancillary storage space with a level concrete floor. The property also benefits from a good forecourt to the front of the property.

**ACCOMMODATION**

Ground Floor:	240 sq ft
<u>Basement Area:</u>	<u>380 sq ft</u>
Total:	620 sq ft

**LOCATION**

The retail unit is situated close to the junction of Lavender Hill, Queenstown Road, Cedars Road and Wandsworth Road. Lavender Hill benefits from a significant amount of both pedestrian and vehicular passing traffic.

The unit is well located with both Queenstown Road and Clapham Junction train stations all within 1 mile. Clapham Common tube station is also within a mile providing access to the Northern Line leading into central London.

The area also benefits from excellent road connectivity as it is located approximately 7 miles to the A3 dual carriageway, which provides a direct link between central London and the M25 motorway.

60 Lavender Hill  
London, SW11 5RQ

LEWIS  
&CO



## TERMS

Flexible new lease available.

## EPC

On application.

RENT	VAT
£14,000 per annum.	TBC.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

On application.

## VIEWING

Viewing strictly by prior appointment with the Joint sole agents:

### Lewis & Co

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