

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
£17,000 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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