

125 Lavender Hill  
London, SW11 5QJ

LEWIS  
&CO

## SHOP TO LET



### DESCRIPTION

The property has been refurbished and provides an open plan shop which has been plastered and painted throughout with inset spotlighting.

The property also benefits from double windows facing the main road. This provides a large frontage that will be visible to both passing traffic and local pedestrian flow from the local residential catchment.

### ACCOMMODATION

Total:            464 sq ft

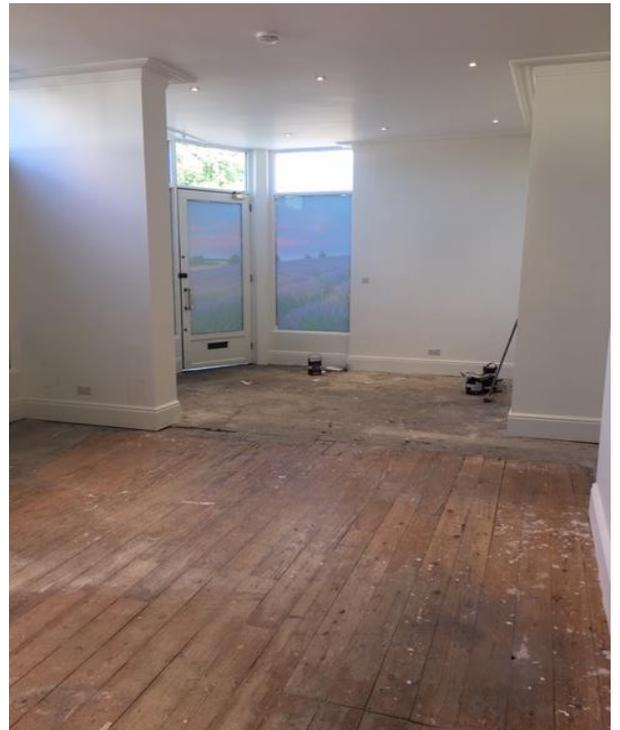
### LOCATION

The retail unit is situated on Lavender Hill, Battersea. Other local occupiers include, Tesco express, Café Nero, Sainsburys Local, Costcutter & Pizza Hut.

The unit is well located with both Battersea Park and Clapham Junction train stations all within 1 mile. Clapham Common tube station is also 1.1 miles away 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.

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## TERMS

Flexible new lease available.

## EPC

On application.

**RENT**                      **VAT**

£22,500 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 sole agents:

### Lewis & Co

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