

FOR SALE/TO LET
A1 SHOP



292 Clapham Road, London, SW9 9AE



106 Merton High Street
London
SW19 1BD
Tel: 020 8715 9444
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Email: enquiries@drakesfield.co.uk
Web: www.drakesfield.co.uk
Company Reg No: 3631397
VAT Reg No: 736 3377 19

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Location: The property is situated in a prominent position on Clapham Road yards from Stockwell Underground Station. The parade is a shopping provision for the surrounding area. Occupiers close by include grocery store, Café, Peri Peri Chicken, Greggs, Pharmacy, Iceland, Sainsbury's local and a range of local shops.

Description: The A1 retail shop property is setback from the main road in a cul de sac with parking around.

Property: Total approx: **670 sq ft**. Large shop front with storage/toilet at rear.

Tenure: The property is to be let on new FRI Lease with an initial rent in region of **£20,000** per annum and is currently running as a sweet shop.

The property is also available for selling with vacant possession price in excess of **£300,000**. The premise is held on a 250 year lease from 1999.

Premium: There will be goodwill payable for the running business, stock and fixtures and fittings.

Legal Costs: Both parties' legal costs are to be borne by the ingoing tenant.

Rateable Value: Rateable Value: £10,750.00 (Payable approx £5063.25) Some businesses may be eligible for small business relief, which can affect the amount of rates that you pay, although we suggest prospective tenants make their own enquires.

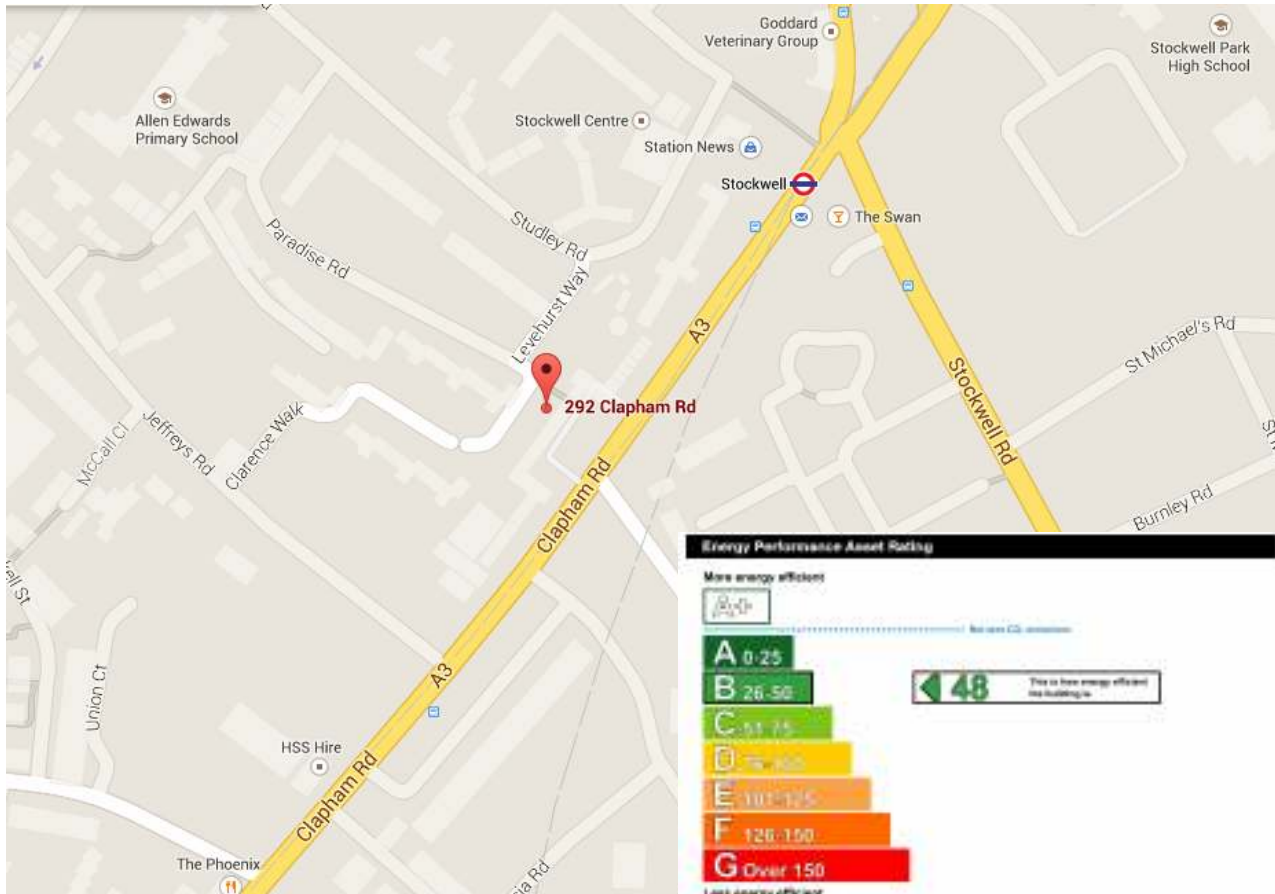
All viewings & correspondents Strictly via Drakesfield

ALL TERMS & CONDITION ARE NEGOTIABLE



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Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

