

FIELD & SONS

COMMERCIAL

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A1 RETAIL UNIT TO LET NEWLY REFURBISHED



181 NORTHCOTE ROAD, LONDON SW11 6QF
APPROX. 895 SQ FT (83.1 SQ M)

LOCATION

The available property is located at the southern end of the popular Northcote Road, close to the junction with Broomwood Road, between Clapham Common and Wandsworth Common, in this affluent predominantly residential area.

DESCRIPTION

Comprises a mid-terrace ground floor retail unit, arranged as inter-connected front, middle and rear parts behind a fully glazed frontage.

Newly fully refurbished including recessed LED spot lighting, laminate wood flooring throughout and gas central heating. The rear part includes a new fully equipped galley kitchen and disabled w.c. Also has rear pedestrian access.

The overall approximate net internal floor area is 895 sq ft (83.1 sqm).

Existing A1 – Retail use but consideration would be given to alternative uses such as A2, B1, D1 or D2 (subject to any necessary consents).

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TERMS

The property is available by way of a new direct lease on terms by arrangement.

RENT

£42,000 per annum, exclusive of all other outgoings.

BUSINESS RATES

The Rateable Value is £21,000 and therefore the business rates payable for the year 2018/19 will be approximately £10,080.

SERVICE CHARGE & BUILDING INSURANCE

Details to be advised.

ENERGY PERFORMANCE

EPC Asset Rating = 87 (Band D).

FURTHER DETAILS

For further details please contact :

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181 NORTHCOTE ROAD – LOCATION PLAN



Important Notice

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