

LEASE FOR SALE ON BEHALF OF BETFRED

303 LAVENDER HILL, CLAPHAM, SW11 1LN



LOCATION

Located prominently on the busy A3036 Lavender Hill, the property benefits from both its close proximity to Clapham Junction Station and a large immediate catchment.

The property is immediately adjacent to **Whole Foods** and other neighbouring occupiers include **Debenhams**, **TK Maxx** and **Headmasters**.

ACCOMMODATION

The property is arranged over ground and first floors with the following dimensions:

Internal width:	19' 2"	5.84 m
Internal depth:	47' 10"	14.57 m
Ground Floor Sales:	586 ft ²	54.47 m ²
Ground Floor Ancillary:	127 ft ²	11.79 m ²
First Floor Storage:	265 ft ²	24.58 m ²

LEASE TERMS

The property is available by way of an existing lease expiring 19th January 2023 with one remaining rent review on in September 2018.

RENT

The passing rent is **£38,800** per annum exclusive.

PLANNING

It is believed that the property currently benefits from A2 planning consent although interested parties are advised to make their own enquiries.

RATES

Rateable Value	£33,000
Rates Payable	£15,543 (2014/15)

Interest parties are advised to make their own enquiries.

LEGAL COSTS

Each party is to be responsible for their own legal cost incurred in the transaction.

EPC

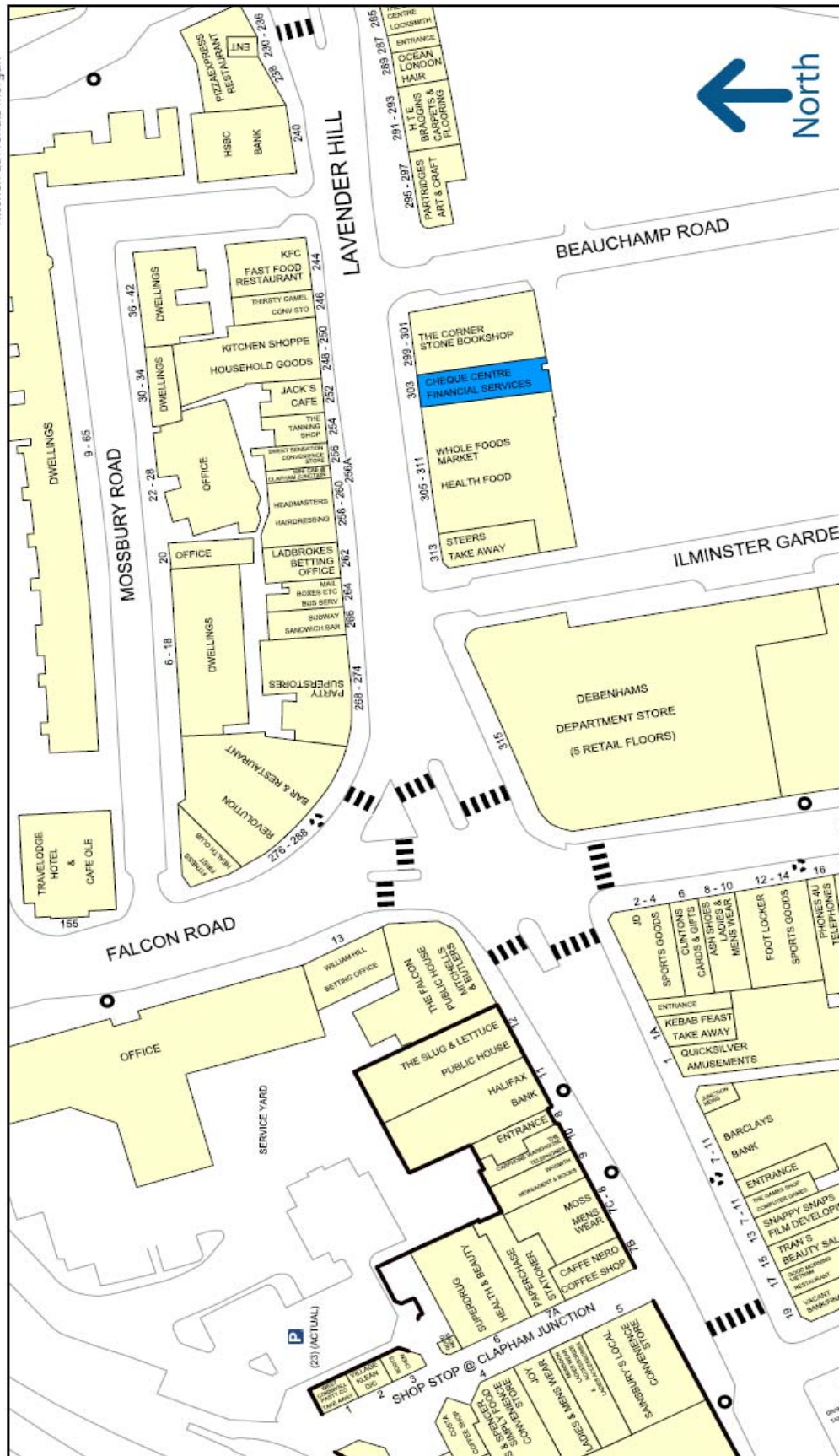
Awaiting EPC.

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**SUBJECT TO CONTRACT
& VACANT POSSESSION**



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