



# To let

Retail Unit 2b  
Clapham South Station  
SW12 9EL



Clapham South underground station is located in the London Borough of Lambeth, within zone 2/3 of the Transport for London underground network and benefits from an annual footfall of 6.3 million passengers per year.

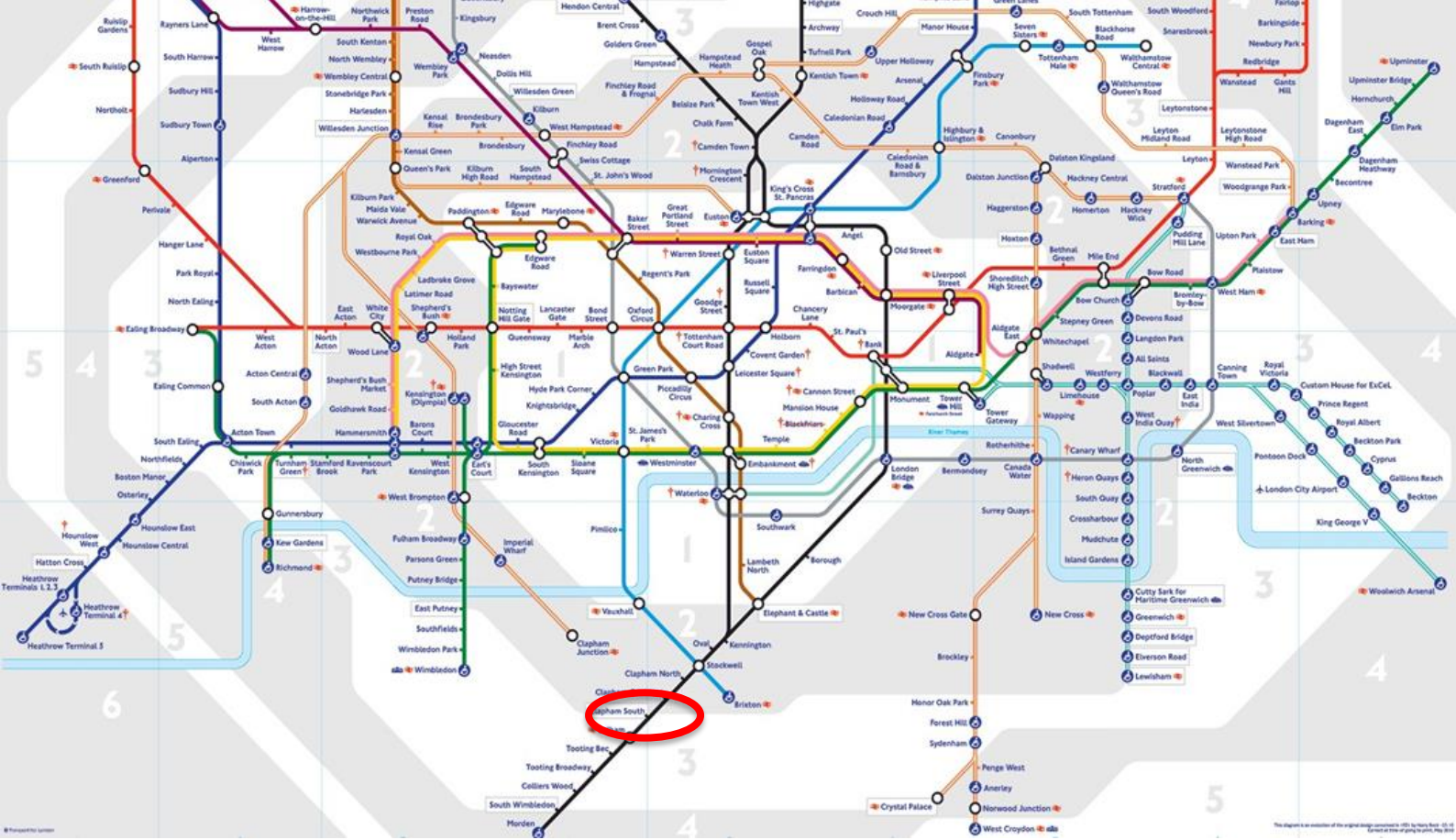
The station is between Balham and Clapham Common Underground stations which are served by the Northern line.

## Zone 2/3

London Underground station

## 6.3 million

Annual Station Footfall



**Description:**

The unit has a glazed frontage, with partitioning to create a rear storage area and front sales area. There is also a loft space to be used for storage.

**Unit Size:**

Ground 278 sq ft (28.52 sq m)

**Services:**

Power, Water & Drainage.

**Usage:**

Retail – Planning E consent

**Lease:**

5-year lease, contracted outside the Landlord & Tenant Act.

**Rent:**

The rent payable to be a base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

Alice Hershman  
Alice.hershman@cushwake.com

Victoria Davies  
Victoria.Davies@cushwake.com

