

34 St John's Road, Clapham Junction, London SW4



Prime Retail / Restaurant Unit To Let





## LOCATION

Prime location on popular St John's Road close to Waitrose and M&S Simply Food.

The property has been recently refurbished by the landlord.

Clapham Junction is one of the busiest train stations in the UK with approx. 500,000 passengers per day (pre Covid).

The former Debenhams Store to be redeveloped into an office lead scheme, with the main office entrance fronting onto St. John's Road. Ground floor tenants are to include Amazon Fresh whilst Albion & East will be opening a new venue in the building.

Other nearby occupiers include TK Maxx, McDonald's, Superdrug, Greggs and Boots.

Under Class E the premises would be suitable for retail or restaurant use, with extraction possible from the property, amongst a variety of alternative uses.

## AREAS

Ground Floor	1,698 sq ft	157.75 sq m
Basement	1,044 sq ft	96.99 sq m
Total	2,742 sq ft	254.74 sq m

## RENT

On application.



Arding & Hobbs - former Debenhams building





## TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

## RATEABLE VALUE

£80,000 (2023 assessment)

## EPC

The EPC rating for the property is E(109).

## VIEWING

For further information, please contact:

**Dan Turner**

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07917 022 524

Subject to Contract

**020 7637 7100**

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