

**FANTASTICALLY FITTED  
LARGE SHOP TO LET  
63 ABBEVILLE ROAD  
CLAPHAM LONDON SW4**



**LOCATION**

Situated in a highly visible position on the North Side of Abbeville Road between Narbonne Avenue and Hambalt Road, the property provides one of the largest opportunities available on the Street. Abbeville Road has recently grown to become one of the most sought after destinations in SW London with the parade of largely independent shops, cafes and restaurants being a hive of local activity. The nearby residential population is extremely affluent and the property is well positioned to serve the catchment areas nearby.

**LEASE**

The property provides an unprecedented opportunity locally to acquire a large, fitted premises by way of an Assignment of the existing Lease, which benefits from an extremely low passing rent until the next Rent Review, which is not until 2018.



**ACCOMMODATION**

The property provides a well fitted, naturally bright retail area, with additional rear access, store or workshop area and benefits from excellent proportions. The basement, although reduced height, offers dry storage.

**PREMIUM & RENT**

Held by way of an FRI Lease from April 2014 at a passing rent of just £23,000 per annum, Premium offers are invited for the benefit of the Lease



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### FLOORPLAN & EPC

Available on request from the Agent

The property extends to the following approximate areas:

Ground Floor Retail:	669 sq ft
Rear Workshop/Store:	220 sq ft
Basement:	80 sq ft (approx.)
Kitchen & WC	Unmeasured

### EPC & TRADING DETAILS

Available on request



### BUSINESS RATES

We have been verbally informed that the rateable value of the property is £26,750. Interested parties should make their own enquiries as to the level of rates payable.



### VIEWING ARRANGEMENTS

Staff are unaware of the position and viewing is strictly by appointment through the sole agent:

Vause Cribb & Co

Telephone: 020 7731 8001  
Tom Cribb: 07886 275360  
Email: tom@vausecribb.co.uk