



**SHOP TO LET**  
**22 Battersea Rise Road**  
**London SW11 1EE**  
**695 sq ft**

**Plus Forecourt, Covered Yard and Basement Storage**

**Location**

Located in a fantastic position on Battersea Rise close to Clapham Common and Northcote Road, this boutique shop offers an excellent opportunity to acquire a retail unit in a prime position on this excellent parade. Nearby occupiers include Tesco Express, Brickwood, The Merchant, Dominos Pizza, Tequila Mockingbird, Chestertons Estate Agent and a range of local shops, estate agents and restaurants.

**Accommodation**

The unit provides approximately 695 sq ft of accommodation all over Ground Floor with some temporary internal partitions in place which could be removed to provide an excellent open plan retail environment with additional storage. The rear yard provides a further 124 sq ft of outdoor space and the basement additional unmeasured storage of reduced height.

Ground Floor:	695 sq ft
Rear Yard:	124 sq ft
Forecourt:	Unmeasured
Basement Storage:	Unmeasured

**TERM:**

A new Lease is available for a term to be agreed.

**RENT:**

**£37,500 per annum exclusive.** Sensible incentives may be available at the start of the Lease to allow for Tenant's fit out works to be completed.

**RATEABLE VALUE:**

£22,000 Interested parties are advised to confirm the rates payable with the local authority, or the Valuation Office. Incentives and reductions in rates payable are available under the various schemes provided.

**VIEWING:**

Richard Vause or Thomas Cribb  
 Vause Cribb & Co Chartered Surveyors  
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