

On the Instruction of



77 NORTHCOTE ROAD, CLAPHAM

Location

The property is on the eastern side of Northcote Road adjacent to **Whistles** and **Image to Image**. Nearby retailers include: **La Cruisinerre Cookware, Cabbages and Roses, Jo Jo Maman Bebe, Kew, Fenn Wright Manson** and **Crew Clothing**.

Accommodation

The unit is arranged over ground floor only and provides the following approximate dimensions and areas:-

Gross Frontage	12'3"	3.75 m
Ground Floor Sales	335 sq ft	31.1 sq m
Ground Floor Ancillary	118 sq ft	10.9 sq m

Lease

The unit is held on an effectively full repairing and insuring lease, expiring 14th November 2017, with an upward only rent review on 15th November 2012.

Rent

£18,000 per annum exclusive.

Premium

Offers invited.

Rates

Rateable value:	£28,750
UBR 2010/2011	£0.414
Rates Payable 2010/2011	£11,902

Interested parties are advised to make their own enquiries to the Local Authority.



Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.

Viewing

Strictly by prior appointment via sole agents msbl.

Gareth Storer

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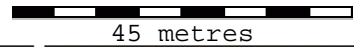
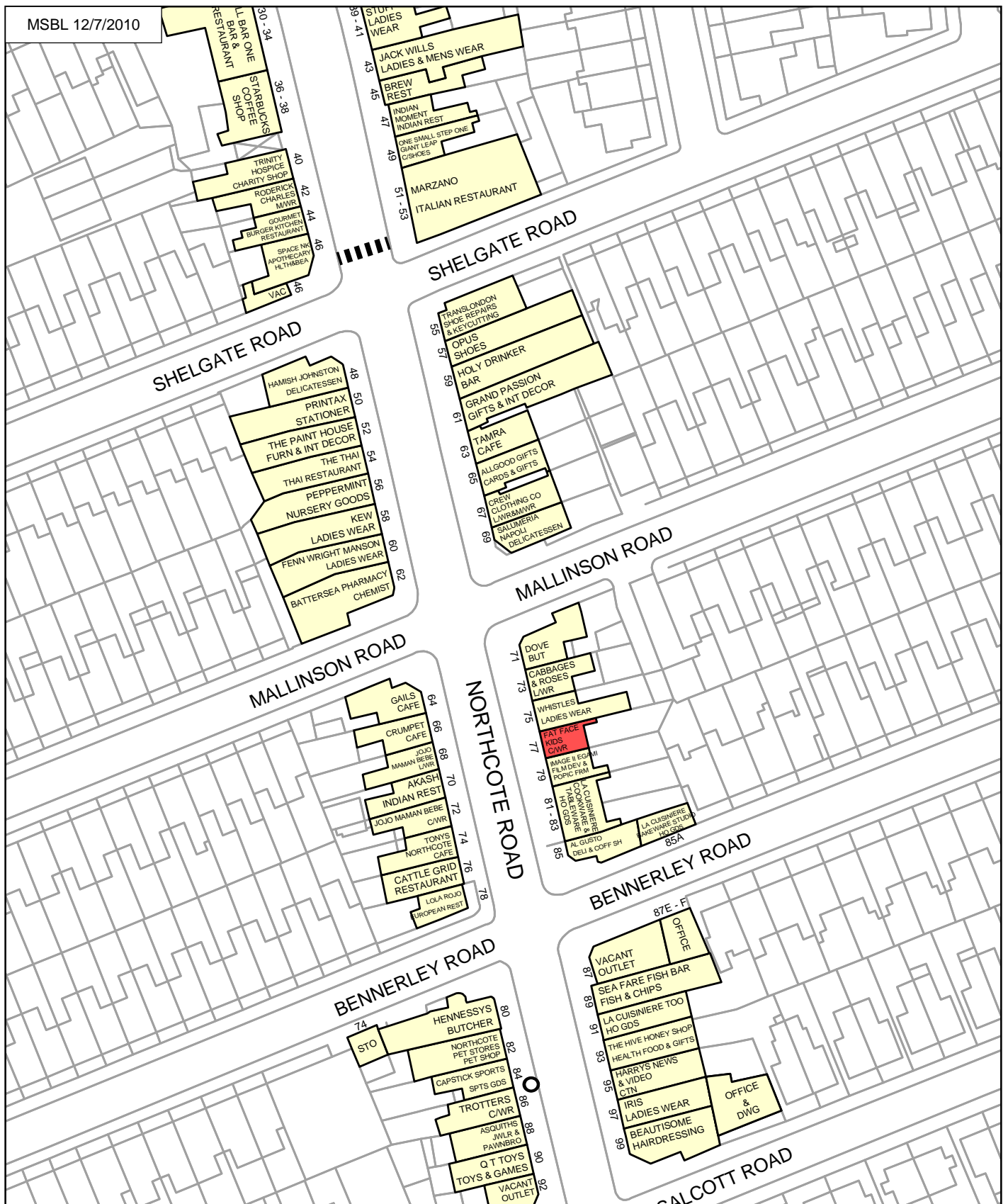
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MSBL 12/7/2010



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