



**Location**

Clapham Common is a London Underground station in Clapham within the London Borough of Lambeth. It is on the Northern line, between Clapham North and Clapham South stations, and is in Travelcard Zone 2. Station footfall in 2015 was 10 million per annum

**Description**

The subject unit is located inside the station just before the ticket barriers. It benefits from a roller shutter and simple configuration. It captures a vast majority of station footfall, and is in shell condition. The unit benefits from security cameras which are situated directly above the unit fascia.

**Lease**

The shop is available by way of a new 6 year lease contracted outside the Landlord and Tenant Act 1954 and is subject to a 6 month rolling Landlord break.

**Rent**

The rent payable will be the higher of an agreed percentage of turnover net of VAT or a base rent of £12,000, and will be exclusive of rates.

**Accommodation**

<b>Total</b>	<b>29.28 sq ft</b>	<b>3.3 sq m</b>
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**Rates**

Rateable Value:£3,250

Rates Payable:£1,615.25

Interested parties are advised to verify the above with the VOA or local authority.

**Service Charge**

The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount.

**Legal Costs**

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

**EPC**

An EPC has been requested from the landlord and will be provided in due course.

**Offers and Deadline**

Interested parties will be expected to provide a formal business case with financials and visuals. Deadline for offers is **Tuesday 3<sup>rd</sup> January 2017.**

For more information, please contact:

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# SHOP TO LET

## Kiosk in Ticket Hall, Clapham Common Station, London SW4



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