

London SW4  
135 Larkhill Lane

Lock-up Shop in New Development 594 sqft (55.19 sqm)

## Location

The premises are prominently located on Larkhill Lane, a mainly residential area. The premises are close to Clapham High Street and within easy reach of Clapham North and Stockwell Underground Stations.

## Description

The premises will comprise of a new retail unit finished to shell specification to provide the following accommodation :-

Ground floor sales      594 sq ft    55.19 sq m

## Terms

The premises will be made available on the basis of a Lease for a term to be agreed providing five yearly rent reviews

## Use

A1

## Rent

£10,000 p.a.x.

## Rates

The property will need to be re-assessed.



## Timing

Construction will commence shortly and the premises will be available for occupation early 2012.

## Costs

Each party to bear their own legal costs

## Inspection

Strictly by appointment via the sole agents:

Nick Downing

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