



# CLASS E UNIT TO LET IN CLAPHAM

**31 ST JOHNS ROAD, CLAPHAM,  
LONDON, SW11 1QN**



## Location:

The subject property occupies a prominent position on the busy St John's Road within the prime retail pitch. Clapham Junction Station (South Western Railway, Southern Railway and London Overground services) is located a short walk away from the property.

Nearby well-known multi-national occupiers include: EE, TK Maxx, Waitrose, McDonalds, Santander, Boots, Superdrug, Lloyds Bank, Three, Marks & Spencer, Specsavers, Holland & Barrett, Waterstones and Scope. In addition to various well established independent operators.

## Accommodation:

The unit is arranged over a Ground Floor, First Floor and Second Floor only and has the following approximate net internal areas:

<b>Ground Floor:</b>	<b>1,005 sq. ft.</b>	<b>(93.37 m<sup>2</sup>)</b>
<b>First Floor:</b>	<b>550 sq. ft.</b>	<b>(51.09 m<sup>2</sup>)</b>
<b>Second Floor:</b>	<b>346 sq. ft.</b>	<b>(32.14 m<sup>2</sup>)</b>

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

Upon Application.

## Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

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

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

