



# Property Particulars

## Battersea Park Road 366 (Shops)



**Battersea Park Road 366 London SW11 3BY**

**Min-Max area: 1320-2730 (sq ft) or 122.6-253.6 (sq m)**

### **Location:**

The Premises occupy a prominent position towards the western end of BAttersea PARk ROad at its junction with Simpson Street and approximately half a mile to the north of Clapham Junction. This location serves the prosperous populations of battersea, Wandsworth and Clapham.

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# Property Particulars

**Description:**

The premises comprise a double aspect (Class A1) retail unit with a large full head height basement. The ground floor has been partitioned with a studwork to create a sales area/showroom with stores to the side and rear, a loading bay, kitchen and staff toilet. The unit benefits from an excellent display area with a return frontage and double loading doors on Simpson Street. It is considered that the sales area could readily be improved and enlarged by the removal of some of the internal stud partitions. The basement is divided into storage areas, an office and mess room.

**Amenities:**

No details...

**Rent:**

To let by simultaneous assignment of two leases each expiring 28th May 2012 at a combined passing rent of £33,250.00 pa exclusive with 3 yearly rent reviews

**Price:** N/A

**Service charge:** TBC

**Tenure:** Leasehold

**Possession:** upon completion of legal formalities

**Status:** Available

**Areas:** Battersea

**Viewing info:** via Houston Lawrence 0207 924 4476

**Rent:**

**Price:** No details...

**Service charge:** No details...

**Rates:** No details...

**Description:** No details...

**Size:** 1320 (sq ft) 122.6 (sq m)

**Rent:**

<b>Price:</b>	No details...
<b>Service charge:</b>	No details...
<b>Rates:</b>	No details...
<b>Description:</b>	No details...
<b>Size:</b>	1410 (sq ft) 131.0 (sq m)

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