

# PROMINENT CORNER UNIT TO LET

## LONDON – 71 NORTHCOTE ROAD, SW11 6PJ

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[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)

**Fawcett  
Mead**

Retail Expertise

- **Attractive corner unit with prominent frontages onto Northcote Road and Mallinson Road.**
- **Located in extremely sought after London location.**
- **Benefits from A3 planning consent.**

### LOCATION

Northcote Road lies within the affluent neighbourhood of Battersea, in the London Borough of Wandsworth. The area is arguably south west London's most affluent retailing destination.

The property comprises an attractive corner unit with prominent frontages onto Northcote Road and Mallinson Road. The subject property was famously occupied by Dove & Son Butchers for 128 years from 1889 – 2017.

The property is located on the eastern side of Northcote Road, with nearby retailers including: **Jigsaw, Sweaty Betty, Whistles and Gail's.**

### RENT

£125,000 per annum exclusive of rates and all other outgoings.

### TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

### RATES

The current rateable value is £37,750. This is however subject to revaluation following the development.

### ACCOMMODATION

The premises will provide the following approximate dimensions and net internal floor areas based on the proposed development.

Ground Floor Sales: 130.1 sq m      1,400 sq ft

Proposed floor plans can be provided upon request.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

### EPC

The EPC is available on request.



### INSPECTIONS

Viewing is strictly by appointment with:

**Vincent Morris**  
020 7182 7485  
[Vincent@fawcettmead.co.uk](mailto:Vincent@fawcettmead.co.uk)

**SUBJECT TO CONTRACT & VACANT  
POSSESSION**



Clapham Junction



50 metres

Experian Goad Plan Created: 19/03/2019

Created By: Fawcettmead



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