

# To Let

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# Clapham Junction

# Kiosk 1

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# Overview

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London's most sociable suburb

Recent regeneration has transformed bustling Clapham Junction into a treasure trove of foodie hotspots, eclectic boutiques and fashionable bars.

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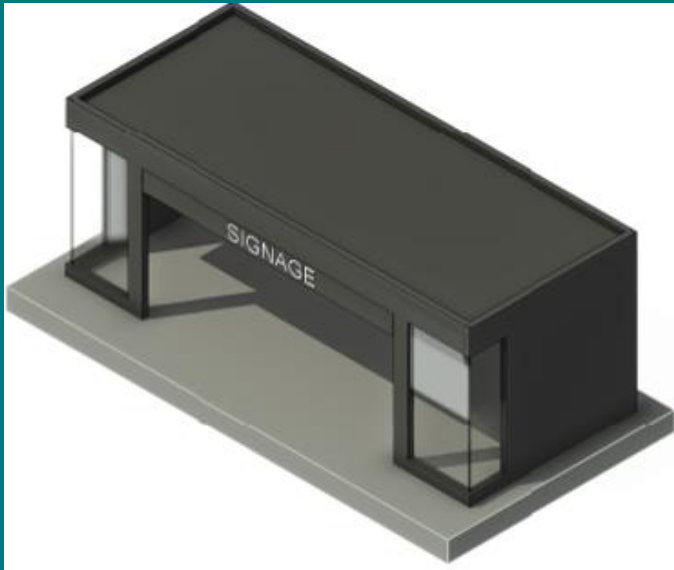
Situated on the overbridge, a new food and beverage kiosks ideal for a Sweet Treat brand is now available to lease along this popular passenger thoroughfare, which runs above platforms 11-17.

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*Clapham Junction is Britain's busiest interchanging train station, with more than 2,000 trains passing through each day.*



## Proposed unit



Kiosks have lightweight, modular frames, clad with colour-coated metal panels.

The modern, black / graphite finish is designed to work with tenants' own branding.

The glazed frontage provides excellent visibility of the retail offer inside, while deep-framed base and end panels offer good impact protection.

Tenants can apply their own illuminated signage to a stainless-steel tube located behind the glass.

Located opposite platforms 15 & 16, this kiosk could be a convenient place to grab a treat for your journey.



# Unit Details

## Food & Beverage

### Unit details

Floor area	220 sq.ft
Storage	Details to follow
External seating	N/a

### Services

Handover condition	Shell & Core
Power level	metered 63amp 3-phase electrical supply
Wifi	Tenant to install
Telecoms	

Gas	N/a
Hvac	N/a
Water and drainage	Water - metered potable supply Drainage – 50mm PVCu connection

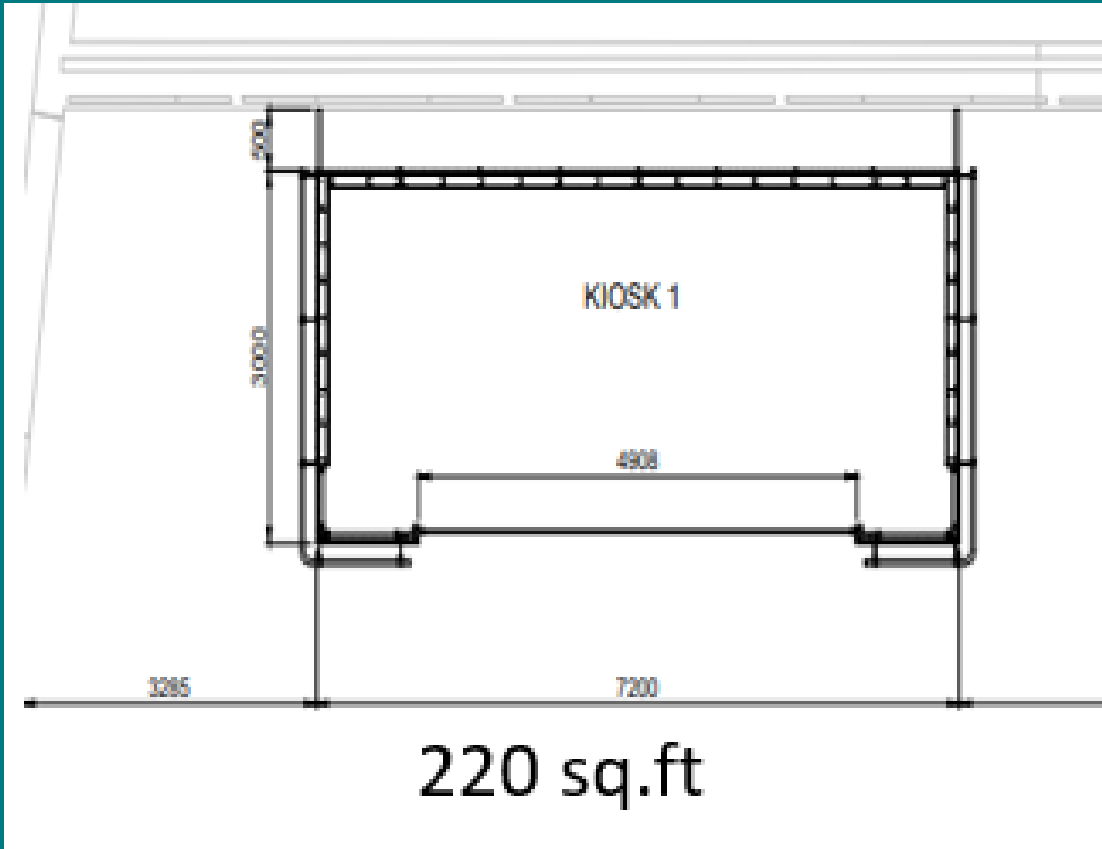
### Terms

Minimum guaranteed rent	£60,000 pa
Rent terms	Base rent or an agreed percentage of gross turnover. Whichever is the higher and will be net of VAT and exclusive of rates.

Rates	New unit. Rateable value still to be established
Storage cost	£25 per sq. ft

Service charge	£14 -£16 sq. ft
Length of lease	6 Years – Contracted outside of the Landlord and Tenant Act
Available from	June 25

# Operations and legal's



Delivery restrictions

Restrictions TBC

Minimum trading hours

Monday to Friday 07:00 – 21:00

Saturday 08:00 – 20:00

Sunday 08:00 – 19:00

Listed building consent

No

EPC

TBC

Legal costs

Each party is to be responsible for their own legal costs

LLC Fee's

£4,000

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Jeremy Brittain

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