



CLASS E UNIT TO LET

**HS HUGGINS STUART
EDWARDS**

**125/125A NORTHCOTE ROAD, CLAPHAM, SW11 6PS
£75,000 PER ANNUM EXCLUSIVE**

125/125a Northcote Road, Clapham,
London, SW11 6PS

TO LET

Approx 645 sqft (60 sqm)

DESCRIPTION

The property comprises a ground floor Class E retail unit. The premises has a large open plan sales area with air conditioning, cloakroom facilities and rear storage.

The property comprises the following approximate areas and dimensions:

Gross frontage	32 ft	9.7 m
Ground floor sale area	645 sqft	60 sqm

RENT

£75,000 per annum exclusive.

TENURE

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

LOCATION

The property is situated on Northcote Road near to the corner with Belleville Road and is positioned prominently on the road near to Rampton & Baseley Estate Agents. Northcote Road is one of south west London's most popular retail destinations with many

multi national and independent operators along with a variety of coffee shop and restaurants. Clapham Junction mainline station is within five minutes walk.

EPC

To be confirmed.

RATES

To be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment via joint sole agents:



DATE

April 2026

FOLIO NUMBER

30357

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART
EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

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