



# SYMON SMITH

RESIDENTIAL & COMMERCIAL ESTATE AGENTS  
AND PROPERTY MANAGEMENT

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## 42 Lower Clapton Road, London, E5 0PD £3,333 PCM

The property comprises a prominent corner Class A1/A2 premises arranged over ground floor and basement.

The property occupies a highly visible corner position on Lower Clapton Road, benefiting from excellent frontage and strong passing footfall and vehicular traffic throughout the day and evening.

The surrounding area comprises a mix of independent retailers, cafés, restaurants and national operators, serving a densely populated residential catchment.

**\*\*Accommodation\*\***

Ground Floor: Approx. 79sq m (850 sq ft)  
Basement: Approx. 79sq m (850 sq ft)

- New Long Lease Available
- Prominent corner commercial premises
- Ground Floor Approx - 850 sq ft
- Excellent frontage and visibility
- Basement - 850 sq ft
- Busy main road position

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