



177 Garratt Lane, London, SW18 4DP

A ground floor shop fronted premises with full height basement for sale



020 8681 2000 | info@hnfproperty.com

specialist advice on all property matters

177 Garratt Lane, London, SW18 4DP

Asking Price: £230,000

LOCATION: - The property is located on Garratt Lane, a popular commercial road linking Wandsworth to Tooting. The property shares the vicinity with a number of multiple retailers, such as the Co-operative Food, Coral, and a variety of independent traders. Garratt Lane is a bus route that experiences a significant amount of passing vehicular traffic and pedestrian foot flow. There are temporary parking bays at the front of the property promoting quick stop trade. The local area is a densely populated residential catchment that the subject property is able to service.

DESCRIPTION: - The property comprises a ground floor shop fronted premises that has recently undergone refurbishment. The property benefits a new aluminium shop front. There is a full height basement which has been tanked and waterproofed. There is a WC at basement level. The property was most recently used as an office but is considered suitable for a variety of uses within Class E, such as professional services, quasi-medical and retail.

ACCOMMODATION: -

Gross frontage	3.456m (11ft) approx.
Internal width	3.456m (11ft) reducing to 2.689m (9ft) approx.
Maximum depth	7.399m (24ft) approx.
Ground floor area	22.733m ² (245ft ²) approx.
Basement	27m ² (290ft ²) approx.
WC	

TENURE: - The property is available for purchase under a 999-year lease at a peppercorn ground rent.

USE/PLANNING: -We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and was most recently used as an office but is considered suitable for a variety of uses within Class E.

Interested parties should make enquiries of the Local Authority in respect of their intended use prior to offer.

PRICE: - £230,000 (two hundred and thirty thousand pounds).

BUSINESS RATES: - The property has a rateable value of £9,300 (nine thousand three hundred pounds). Interested parties should contact the Local Authority to confirm the rates payable and available transitional reliefs. Enquiries should be made of the Valuation Office Agency in this regard:

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an EPC rating of 28 within Band B.

VAT: - We understand that the property is not elected to VAT.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 06/10/2025



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

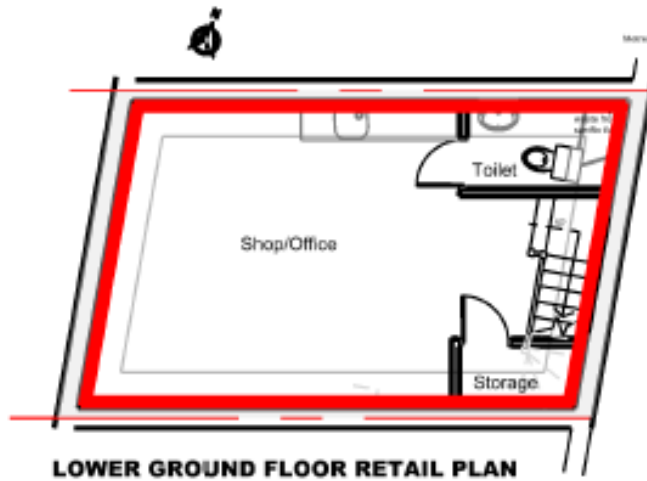
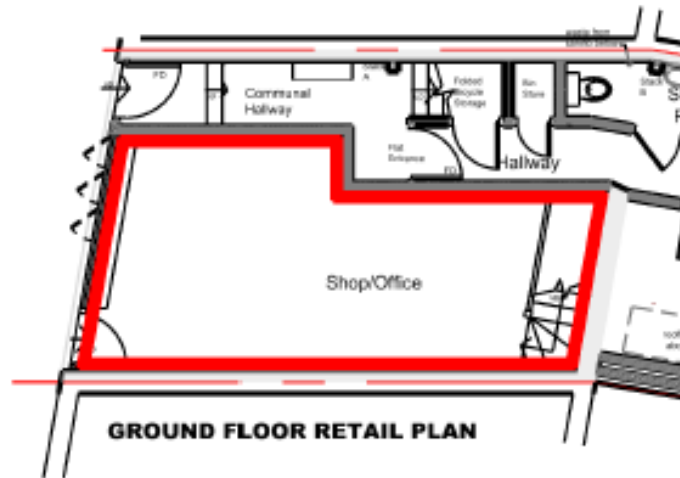
Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 06/10/2025



specialist advice on all property matters



020 8769 0161

www.hnfproperty.com
info@hnfproperty.com

 @hnfprop

Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.
 2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 06/10/2025



specialist advice on all property matters