



# 195 Garratt Lane, London, SW18 4DR

A ground floor shop fronted premises with full height basement to let under a new lease

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



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# 195 Garratt Lane, London, SW18 4DR

## Rent: £22,500 per annum

**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. There is a full height basement which has been tanked and ground water pumps installed. There is a WC at basement level. The property was most recently used as a hair salon but is considered suitable for a variety of uses within Class E, such as professional services, quasi-medical and retail.

**ACCOMMODATION:** -

Gross frontage	3.509m (11ft) approx.
Internal width	3.509m (11ft) reducing to 2.854m (9ft) approx.
Maximum depth	8.198m (27ft) approx.
Ground floor area	25.353m <sup>2</sup> (273ft <sup>2</sup> ) approx.
Basement	29.221m <sup>2</sup> (314ft <sup>2</sup> ) approx.
WC	

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**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 a hair salon but is considered suitable for a variety of uses.

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

**RENT:** - An initial rent of £22,500 (twenty-two thousand five hundred pounds) per annum exclusive is sought.

**BUSINESS RATES:** - The property has undergone some alteration, and a revaluation is required.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - The property has an EPC rating of 42 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

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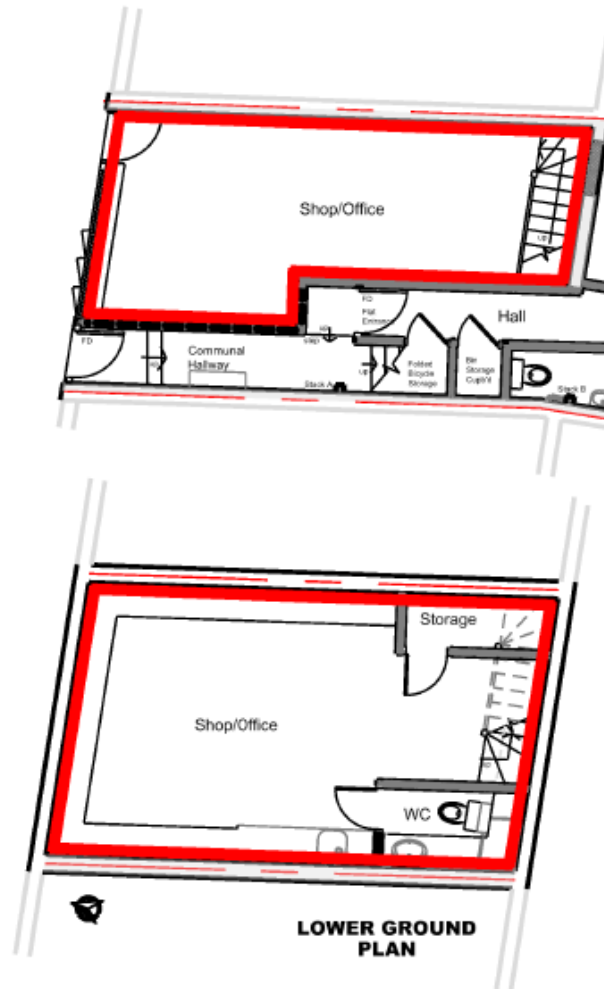
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