



733 Garratt Lane, London, SW17 0PD

A ground floor Class E lock-up shop to let on a new lease or for sale with vacant possession subject to long leases on the residential elements.

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Rent: £15,500 per annum exclusive

Price: £200,000 Freehold

LOCATION: - The property is located on Garratt Lane, a popular commercial street. Garratt Lane forms the main road linking Tooting to Wandsworth with the property benefitting from constant passing vehicular traffic and reasonable pedestrian foot flow. Earlsfield station is within walking distance. There are pay and display parking bays at the front of the property promoting quick stop trade. Nearby operators include a Tesco Express, Enterprise Rent-A-Car and other smaller operators.

DESCRIPTION: - The property comprises a ground floor Class E lock-up shop with floor to ceiling glazed frontage. There is an internal WC and small kitchenette partitioned to the rear. The property has most recently been used as a barber shop but is considered suitable for a variety of other uses, such as professional services, retail etc.

ACCOMMODATION: -

Gross frontage	4.731m (15ft)
Maximum shop depth	7.109m (23ft)
Shop width	4.731m (15ft) reducing to 2.580m (8ft) after 4.50m (14ft)
Sales area	28.032m ² (301ft ²)
Staff area	5.60m ² (60ft ²)
Approx. WC	

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated. The freehold is available for purchase subject to vacant possession of the ground floor and two long leases on flats.

USE/PLANNING: - We understand the property would fall within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and was most recently used as a barber shop 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/PRICE: - An initial rent of £15,500 (Fifteen thousand five hundred pounds) per annum exclusive is sought. £200,000 is sought for the freehold interest subject to long leases on two flats.

LEGAL COSTS: - The ingoing tenant is to cover both their own and the landlord's legal costs.

BUSINESS RATES: - The property has a rateable value of £8,800. 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: - A new EPC has been commissioned and will be available upon request.

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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Date: 27.01.2025



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