



809 Wandsworth Road, London, SW8 3JH

Double Fronted Class A2/A1 Shop to Let

020 8681 2000

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specialist advice on all property matters

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£15,000 Leasehold

LOCATION: - The property is situated fronting Wandsworth Road between the junctions of Cedars Road and Victoria Rise. The property is located in a small fully let parade and benefits from a bus stop directly outside. The shop enjoys a large amount of pedestrian footfall generated by the densely populated residential area and is close to local and multiple operators including Sainsburys, Caffé Nero and Tesco Express.

DESCRIPTION: - The property comprises of a double fronted aluminum full glazed unit with internal electric roller shutters. The property was previously used as lettings agent so carries Class A2 use which can be dropped down to A1 (Retail). Due to the nature of the business, inside the property has been decorated to a high standard with low voltage spotlighting and fitted kitchen.

ACCOMMODATION:

Net frontage	7.2m	(25')
Overall shop depth	6.2m	(21')
Overall sales area	40m ²	(458ft ²)

This includes the kitchen and WC.

USE/PLANNING: - We understand the property currently falls within Class A2 (Professional Services) of the current Town and Country Planning (Use Classes) Order and can be used for a multiple of trades from estate agents and other professional services but could drop down to Class A1 (Retail) use.

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

RENT/PRICE: - An initial rent of £15,000 per annum exclusive is sought.

LEGAL COSTS: - An ingoing tenant will be responsible for the landlord's legal costs capped at £750 plus VAT

BUSINESS RATES: - The property has a ratable value of £13,250. Interested parties should contact the local authority to confirm the rates payable.

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

EPC RATING: - An Energy Performance Certificate has been commissioned and will be added once received.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

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



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Viewings by prior arrangement - call our team for more information

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