

FOR SALE/TO LET Unit 30

Juniper Drive
London
SW18 1GL



PROMINENT RETAIL / SHOWROOM OPPORTUNITY TO LET/FOR SALE

- Approximately 3,545 sq ft (329.34 sq m)
- Prominent ground-floor position
- Established riverside mixed-use development
- Attractive South West London location



UNIT 30, JASMINE HOUSE , JUNIPER DRIVE, BATTERSEA REACH, LONDON, GREATER LONDON, SW18 1GL

A prominent ground-floor retail/showroom unit of approximately 3,545 sq ft (329.34 sq m), fitted out to a high standard. Unit 30 sits within an attractive, residential-led mixed-use development and suits furniture, interiors, design and lifestyle retail occupiers, subject to the permitted use and restrictions in the superior lease.

Location

Battersea Reach is an established mixed-use riverside development located between York Road and Wandsworth Bridge, directly overlooking the River Thames.

The development benefits from an attractive riverside setting, with the Thames Riverside Walk providing pedestrian connectivity through the scheme and towards the wider South Bank area.

The scheme incorporates a mixture of residential, retail, leisure and commercial occupiers, including Tesco Express, Young's Waterfront Bar, Riverside Nursery, Fitness With Style, Cake Boy and Westcott Design.

Unit 30 occupies a prominent position towards the front of the development, providing an excellent opportunity for a quality occupier seeking a presence within an established South West London location.

Accommodation

Ground Floor Retail / Showroom: 3,545 sq ft

TOTAL	3,545 sq ft	329.33 sq m
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Tenure

The property is available to lease at £105,000 p.a. plus VAT
Alternatively the property is for sale with vacant possession for £1,550,000 plus VAT

Planning Information

USE & RESTRICTIONS

IMPORTANT - PLEASE READ BEFORE ENQUIRY

The premises are subject to the user provisions and restrictions contained within the superior lease.

The head lease identifies the permitted use principally as a retail outlet within Use Class A1, subject to the provisions of the lease and any necessary planning consents.

The premises are NOT suitable for a number of uses, including:

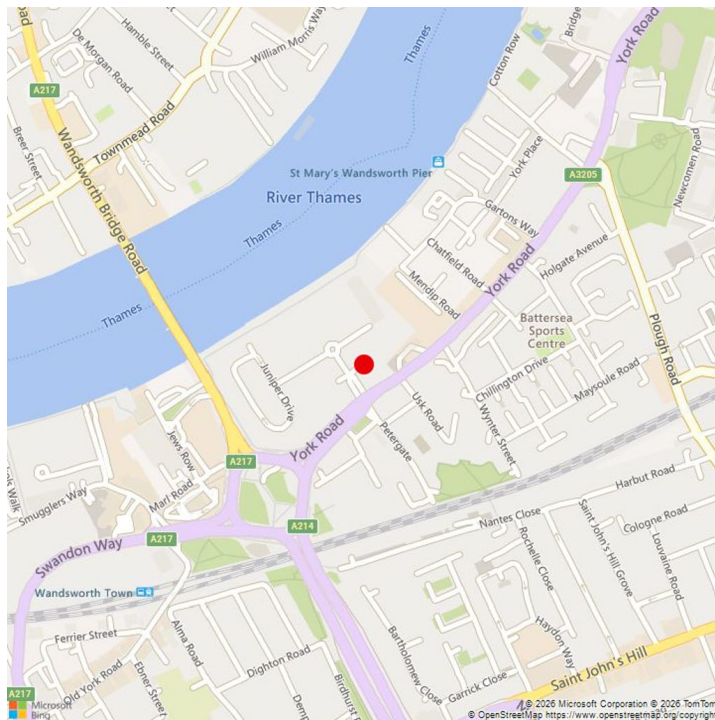
- Betting shop
- Public house / bar
- Nightclub
- Fast-food restaurant / takeaway
- Estate agency
- Letting agency
- Day nursery
- Charity shop
- Pawnbroker
- Mobile phone shop
- Amusement arcade
- Sex shop
- Place of worship
- Mini-cab office
- Launderette / dry-cleaning use
- Key cutting / shoe repair
- Pound shop or similar discount/budget retailer
- Certain supermarket/convenience store uses
- Certain cake shop / food production uses

Live entertainment uses

The above is a summary of the restrictions contained within the superior lease and is not intended to be exhaustive.

Prospective occupiers MUST confirm the suitability of their proposed use with the agents before arranging a viewing.

All proposed uses remain subject to the terms of the superior lease, landlord consent where applicable and any necessary planning consents



Additional Information

Price

£1,550,000

Rent

£105,000 Per Annum

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd

For further information please contact:

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