

FOR SALE



Class E Unit

**Approximately 736 sqft
(68.37 sqm)**

**Unit 7 St Georges Wharf Wandsworth Road
London SW8 2LE**



KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

Tom Batey
thomasb@bonsors.com



KEY SUMMARY

- Class E use suitable for retail, medical, office and restaurant uses
- Close to Vauxhall station
- Riverside location
- Virtual freehold interest

Unit 7 St Georges Wharf Wandsworth Road London SW8 2LE

LOCATION

St Georges Wharf is a large primarily residential development on the south bank of the River Thames between Nine Elms Lane, the A3036 Wandsworth Road and the A202 Vauxhall Bridge Road and Vauxhall Bridge. The St Georges Wharf development is situated opposite Vauxhall British Rail (London Waterloo and Clapham Junction) and London Underground Stations (Victoria Line).

DESCRIPTION

The unit is located on the ground floor of Flagstaff House on the Wandsworth Road frontage of St Georges Wharf above the exit from the underground car park. Other commercial units in St Georges Wharf include a Tesco Express and a hair and beauty salon.

ACCOMODATION

Unit 7 has an approximate net internal floor area of 736 sqft (68.37 sqm). There is also an external seating area.

RATING ASSESSMENT

The premises have a current rating assessment of £22,500. The rates payable for the year 2024/2025 are £11,227.5. This does not take into account any small business relief that may apply. For more information please contact London Borough of Lambeth.

LEASE TERMS

The unit is held on a full repairing and insuring lease for a term of 999 years from 20th December 1999 at a rent of £1 if demanded.

PRICE

£395,000 for the long leasehold interest with vacant possession.

USE

The unit would be suitable for a number of uses within Class E such as retail, offices, health and fitness or a medical use (subject to landlords consent).

EPC

TBA

LEGAL COSTS

Each party is to be responsible for their own legal and other costs.

VIEWING

Strictly by appointment only. For viewings or further information please contact:

Andrew Pollard

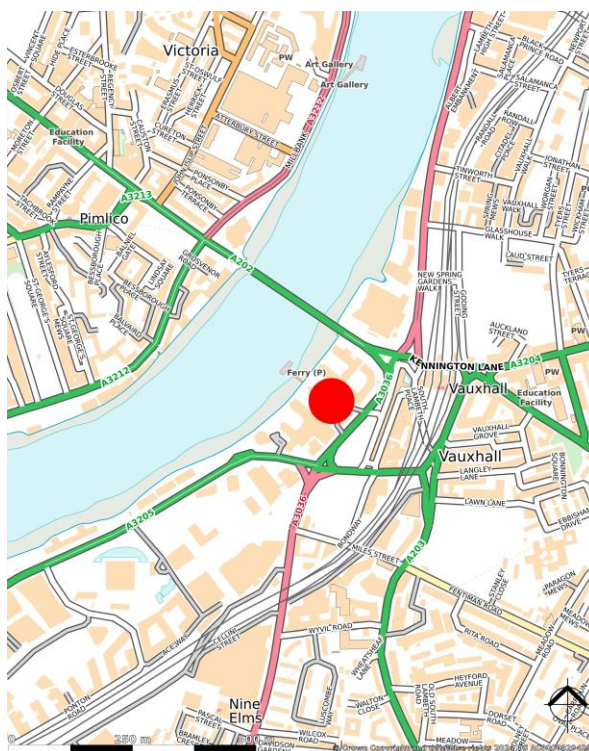
020 8546 0022

andrewp@bonsors.com

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Please note the following:

1. All measurements, areas and distances are approximate.
2. Any rent or price quoted is exclusive of VAT where applicable.
3. Rates information is believed to be correct but interested parties should check with rating authority.