



**150 Wandsworth Bridge Road**

London, SW6 2UH

**Outstanding retail unit in  
the heart of Fulham.**

**672 sq ft**  
(62.43 sq m)

- Highly visible street frontage.
- Set in the heart of Fulham.
- Significant levels of passing trade.
- Extensive glass façade.
- Suitable for a variety of uses.

# 150 Wandsworth Bridge Road, London, SW6 2UH

## Summary

<b>Available Size</b>	672 sq ft
<b>Rent</b>	£25,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

The property is split over ground and basement levels and offers an inviting frontage with an extensive showroom on the ground floor with the addition of backrooms and storage facilities at basement level. Having previously been used as a home improvement showroom, the property has plumbing to each level allowing for a variety of uses requiring only minor reconfiguration with a relatively short turnaround time.

Successful operators serving the area include a variety of cafés, restaurants and barber shops, ensuring the community is well served.

## Location

Wandsworth Bridge Road is a major commercial thoroughfare in Fulham with the premises set almost equidistant between the New King's Road junction and Wandsworth Bridge. The property is a short walk from the amenities of Parson's Green, Imperial Wharf and Fulham Broadway. The unit is well connected to the transport network offering nearby District Line, Overground and National Rail services. There are also several bus routes passing the premises connecting to Kensington and the West End alongside Putney and Wandsworth.

## Terms

Rent: £25,000 per annum.

Rateable Value: £19,000 per annum.

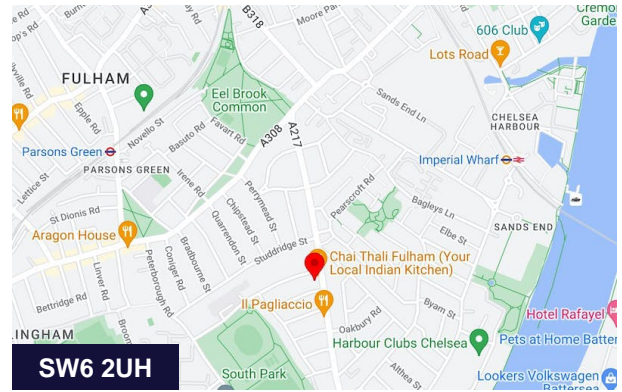
Rates Payable: c.£9,481 per annum.

Lease Terms: Negotiable.

EPC: TBC.

Possession: Full Vacant possession on completion of legal formalities.

Legal Costs: Each party is to pay their own legal costs.



## Viewing & Further Information



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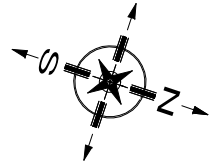
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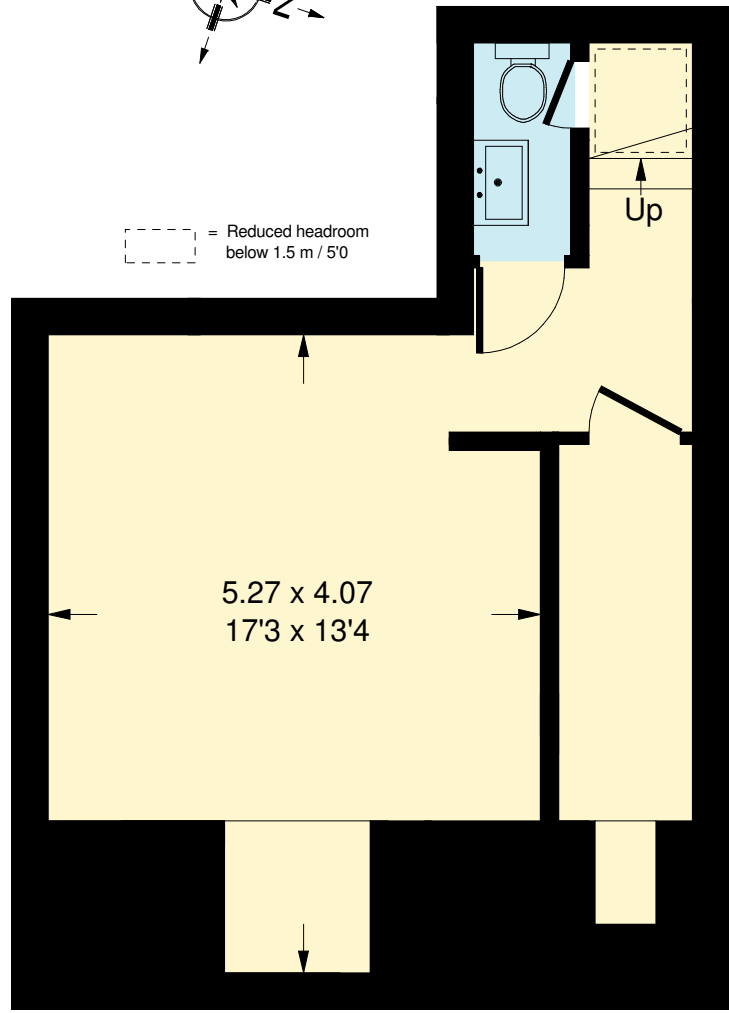
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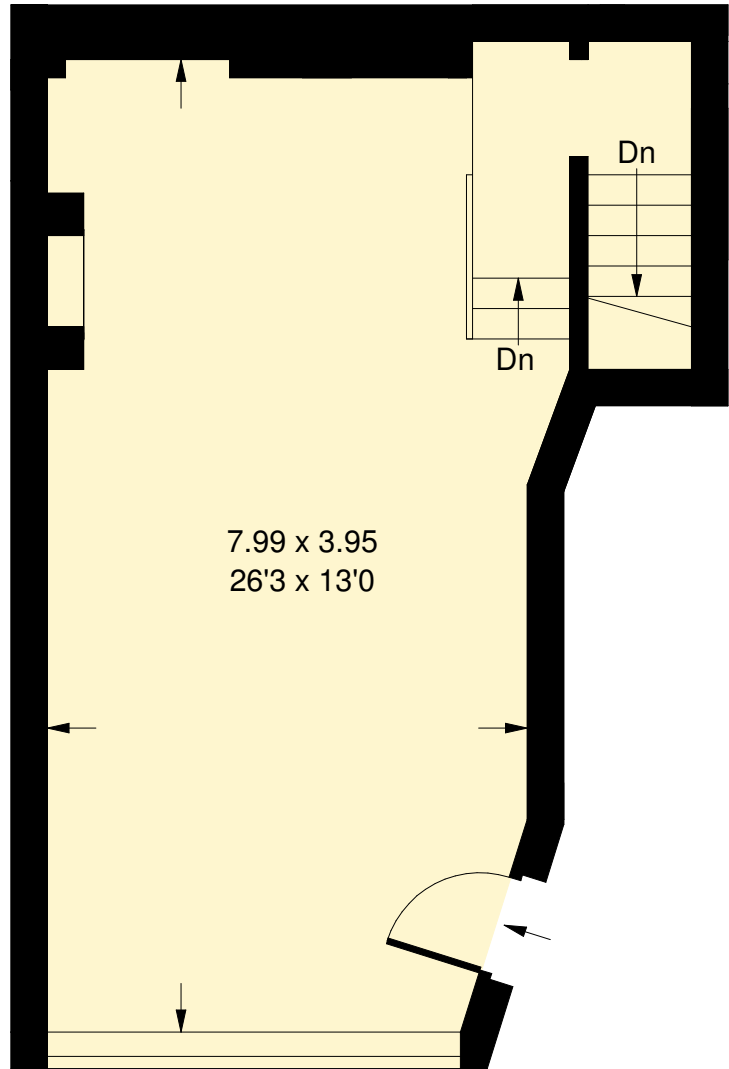
Approx. Gross Internal Area  
Ground Floor = 35 sq m / 377 sq ft  
Basement = 27.4 sq m / 295 sq ft  
Total = 62.4 sq m / 672 sq ft



- - - = Reduced headroom  
below 1.5 m / 5'0"



**Basement**



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.