



james ashley
commercial
property consultants

106-108 Wandsworth Bridge Road | Fulham | London | SW6 2TF

SHOP TO LET

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- ground floor and basement
- 91.1m² (980 ft²) approx.
- 'e' use class (alternative uses considered)
- rent: £45,000 per annum
- new lease available
- demised front pavement area

DESCRIPTION

Mid-terrace lock up shop comprising a ground floor retail area with 3m ceiling height, with a staircase leading to the basement retail/storage area with 2.4m ceilings. The space will be finished to shell and core ready for tenant fit out.

We understand that the premises have an 'E' Use Class, which includes retail, leisure, medical, restaurant (with Reco system) and office. Alternative uses will be considered, subject to planning.

LOCATION

Situated in a prominent position on the western side of Wandsworth Bridge Road, close to the junction with New Kings Road. The affluent residential neighbourhood benefits from strong footfall throughout the day. Wandsworth Bridge Road is one of the main arterial routes from Fulham to Wandsworth/Putney.

There location attracts a strong mix of independent retailers, restaurants and cafes, and is particularly popular with interior design and homeware businesses.

Neighbouring occupiers include; Alternative Bathrooms, WBR Interiors, Cafe Two, Neptune and Bridge Baker.

Parsons Green and Fulham Broadway Stations (District Line) are both 0.6 miles from the property. Imperial Wharf Station (Mildmay and Souther Rail) is 0.5 miles from the property.

There are multiple bus routes serving the area along on Wandsworth Bridge Road and New Kings Road.

ACCOMODATION

Ground Floor	50.1 m ²	539 ft ²	G.I.A.
Basement	41 m ²	441ft ²	G.I.A.

TENURE

A new Full Repairing and Insuring lease is being offered, on terms to be agreed.

BUSINESS RATES

The rateable value will need to be assessed by the VOA, as the premises have recently been reduced in size and reconfigured.

Contact Hammersmith and Fulham Council on 02087483020 to confirm what amount might be payable.

VIEWING

By prior appointment by contacting the landlords sole letting agents: -

Ashley Brudenell or James Stefanopoulos

