



593 Wandsworth Road, London SW8 3JD

To
Let

187
Sq Ft

£10,000
Per annum excl.

Uses Considered:
A1, A2, B1, D1, D2, SG

Description

The property comprises a ground floor, open plan retail unit with a single WC to the rear. Perfect for a start-up or small business, this unit has the benefit of a low rent, no business rates whilst also providing a high street frontage on a busy South West London road.

Rent

£10,000 per annum exclusive

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

Accommodation

	Sq M	Sq FT
Ground:	17.40	187
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Outside:	0.00	0

Total (GIA): 17.40 187

Rates

Rateable Value: £5,300
Rates Payable (19/20): £0 pa*

Use Class

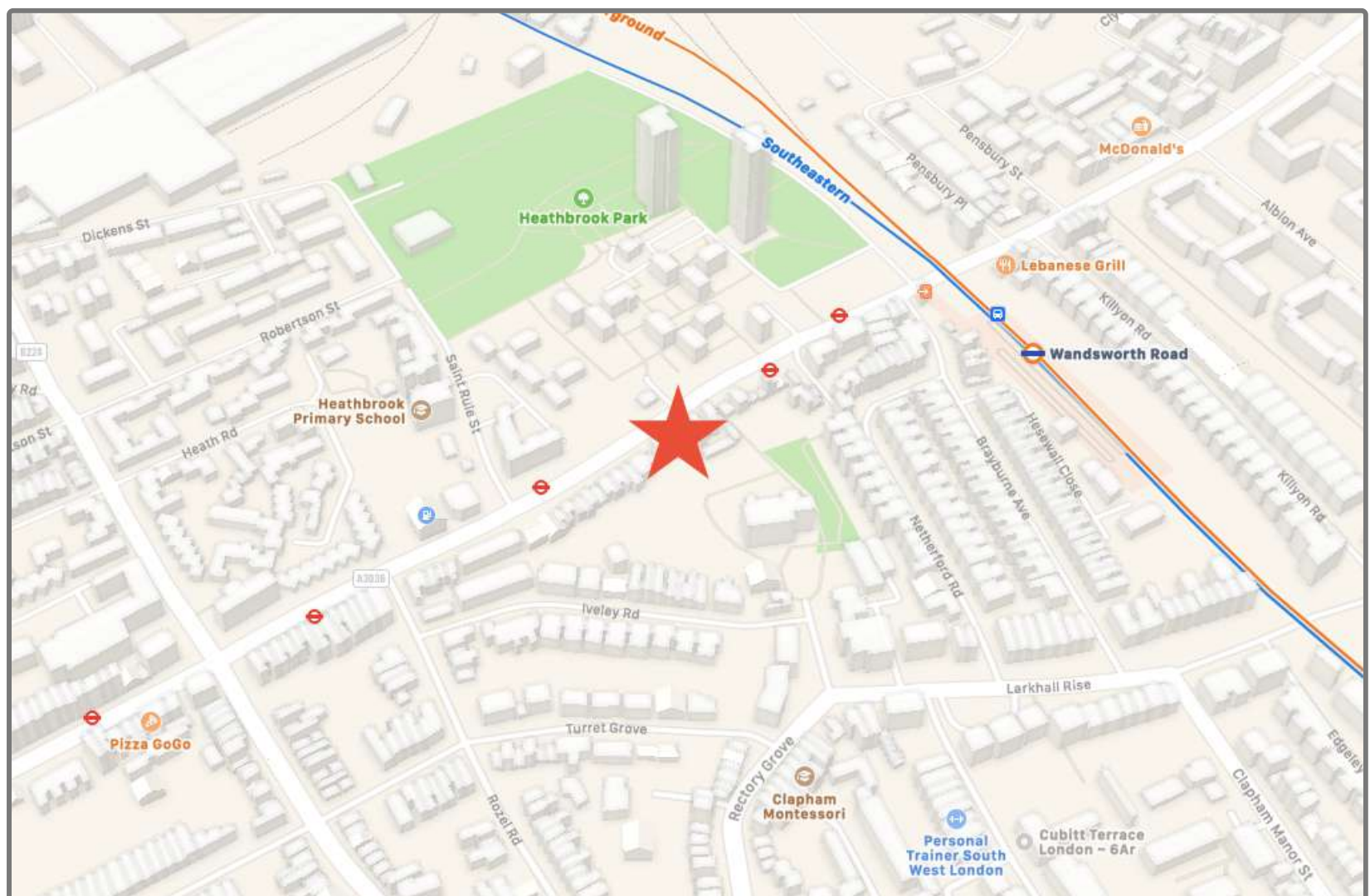
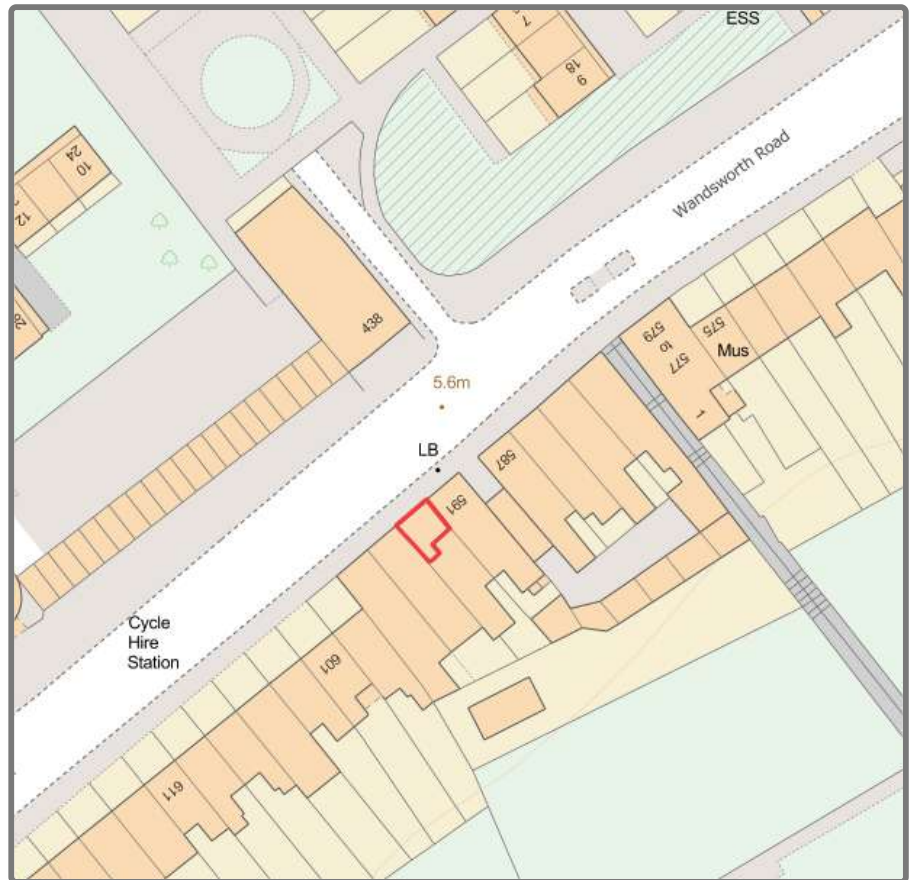
We understand the property currently has A1 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

EPC	VAT	Local Authority
TBC	Yes	LB Lambeth

*Rates Payable includes small business rates and transitional relief where applicable as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

Location

The property is situated on the South East Side of Wandsworth Road, close to the junction with St Rule Street. Although a mostly residential area, immediate neighbours include the Quick Stop Super Store and The Second Hand Office Furniture Co, and other local tenants. Wandsworth Town Station is 0.1 miles away which provides connections via Mainline Rail Services and the Overground Line. Clapham High Street and Clapham Common are within 0.8 miles. The location is well serviced by a number of bus routes on Wandsworth Road.



Evans Pearson

Chartered Surveyors

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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

