



Wandsworth Road
Station
527/529
Wandsworth Road
London
SW8 4PA



A1 Retail Unit Adjacent to Station Entrance

TO LET

157 sq ft (14.55 sq m)



Location

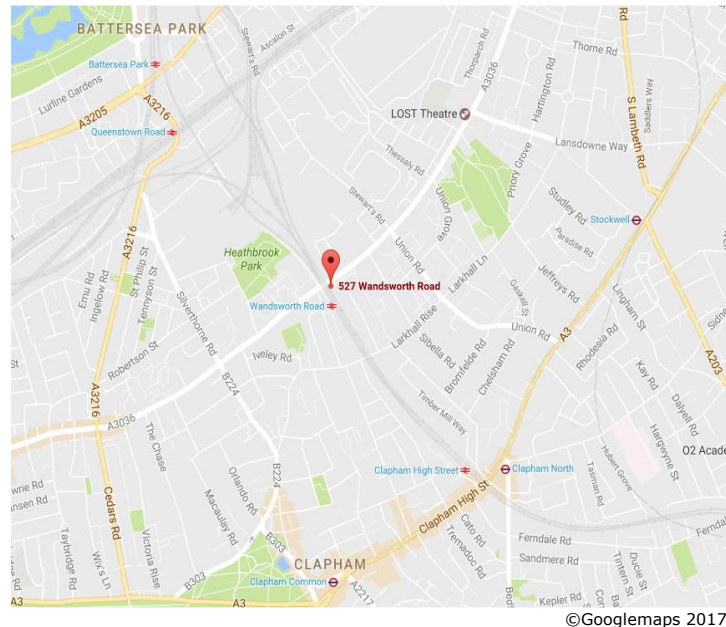
527/529 Wandsworth Road is located directly next to Wandsworth Road Overground Station entrance / exit. Train lines operate between Clapham Junction and Dalston Junction. There are also regular services located opposite the unit providing a regular service in to Central London, Vauxhall and the wider.

Rates

We understand the rateable value for 527/529 Wandsworth Road to be £4,300. However, the property benefits from small business rates relief. Therefore, no rates would be payable for 16/17. Interested parties are advised to make their own enquiries via the London Borough of Wandsworth.

Floor Areas

Floor Area	Sq ft	Sq m
527/529	157	14.55



Description

The unit has previously been used as a station cafe and is arranged over ground floor. The height within the shop is 2.68 metres. Externally the property fronts Wandsworth Road and benefits from station footfall as follows:

2014-15	▲617,414
2015-16	▲829,908
2016-2017	▲812,972

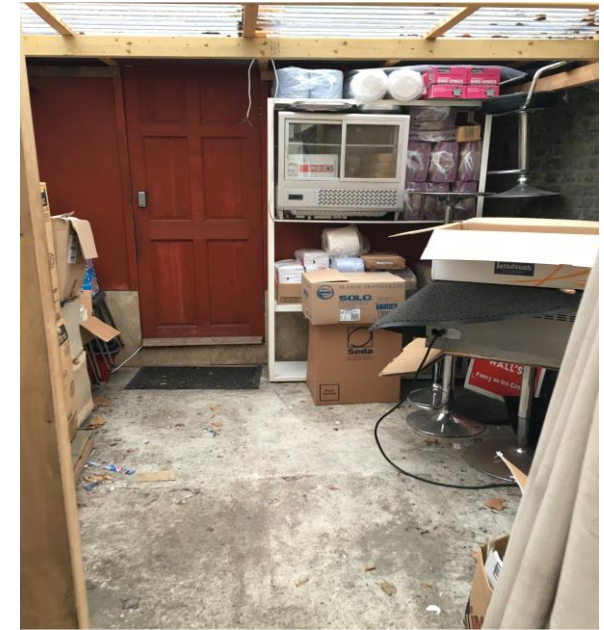
Behind the unit is a small open plan covered storage area. This has concrete flooring, corrugated plastic roofing and a WC.

Terms

The unit is available on new leases directly from the landlord on terms to be agreed. Offers are invited in excess of **£12,000 per annum** exclusive. Rents will be plus VAT.

Legal Costs

Each party is to bear their own legal costs.



Small rear storage area.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property March 2018.

Viewing

Viewings are available strictly by appointment through sole agents:-

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