



791-793 Wandsworth Road, London SW8 3JQ

TO
LET

1357
Sq Ft

£27,500
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor and basement retail unit with a prominent and light return frontage.

The ground floor is mostly open plan retail space with a partitioned office / storage area to the rear.

The basement comprises additional storage, kitchen and WC facilities.

The property is being offered on a new lease with Tenant incentives available.

Use Class

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

Rent

£27,500 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: Immediately

Lease End Date:

Next Rent Review: Negotiable

Break Clause: Negotiable

EPC

D

VAT

No

Local Authority

LB Lambeth

LTA 1954

Negotiable

Accommodation

	Sq M	Sq FT
Ground:	72.28	778
Basement:	53.79	579
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	126.07	1357

360 Tour and Floor Plan Available

Rates / Service Charge

Rateable Value: £21,000

Rates Payable (22/23): £10,479 pa*

Service Charge (Est) TBC pa

*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Utilities

Single Phase

Location

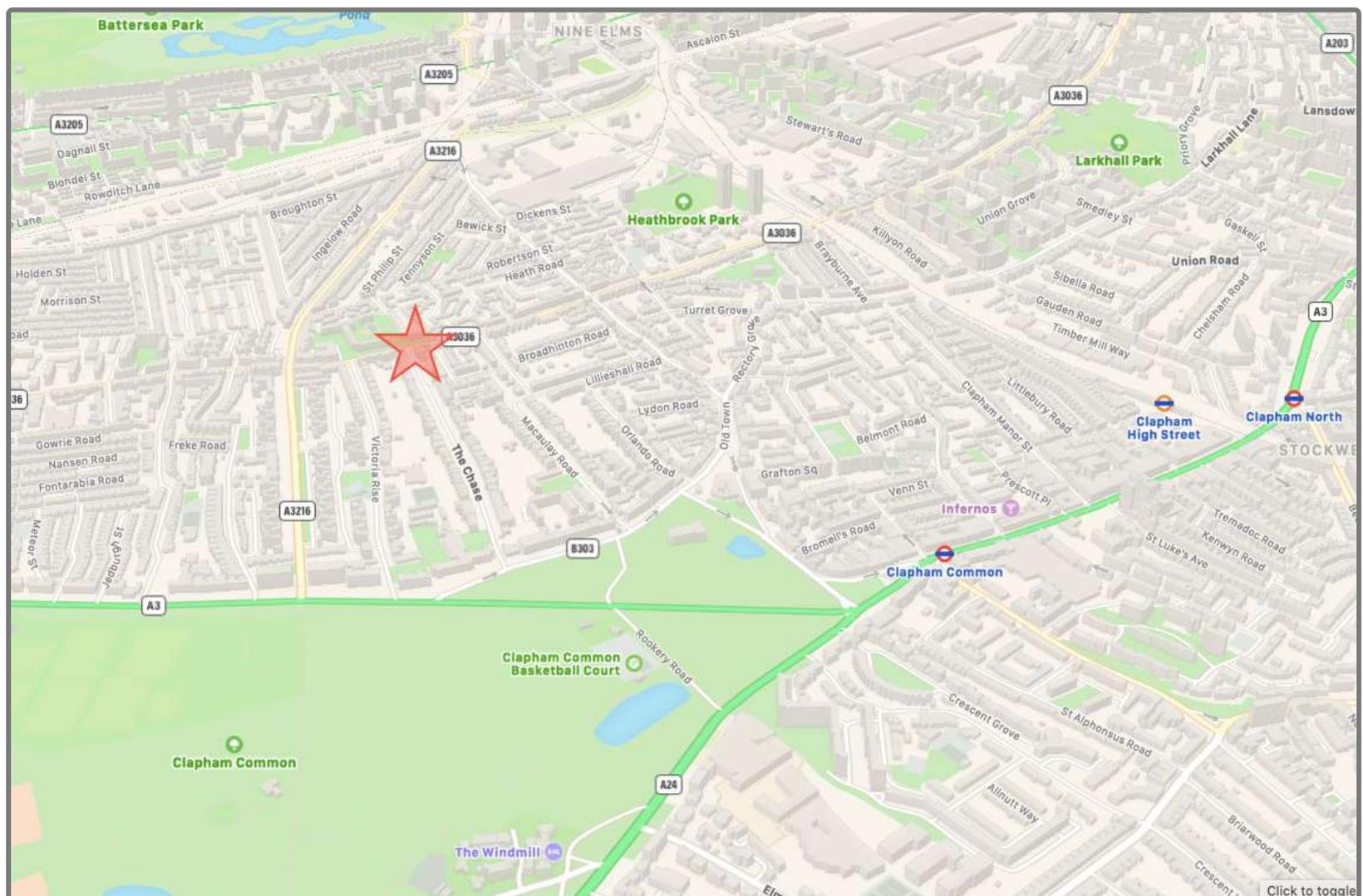
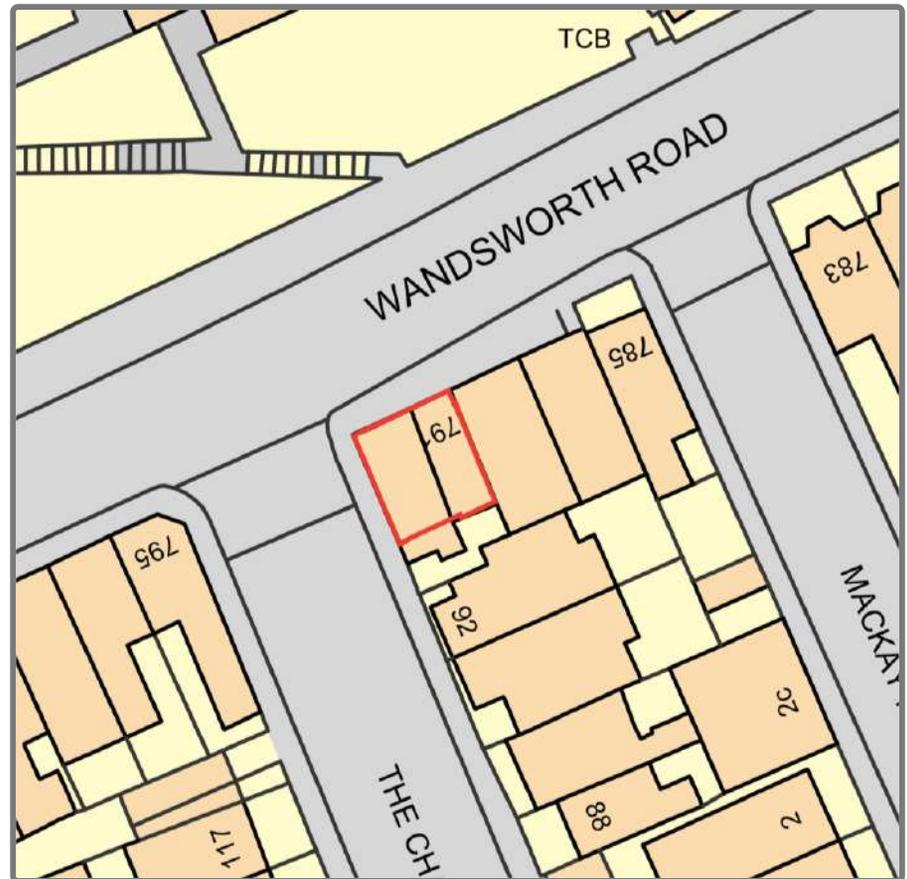
The property is located on the South side of Wandsworth Road on the corner with The Chase, in the affluent neighbourhood of Clapham SW8. This busy road is surrounded mostly by residential neighbours and these local parades provide an important service with strong local covenants.

Local transports links include:

Clapham Common Underground Station (Northern Line)
0.7miles - 14mins walk

Clapham High Street Station (Overground Line)
0.4miles - 8mins walk

Clapham Junction Station (Mainland Rail Services)
0.8miles - 16mins walk - 10mins bus.



Evans Pearson

Chartered Surveyors

Joint Agents:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

Sam Johnson
Sam@lewisco.co.uk
07563 393 940



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.

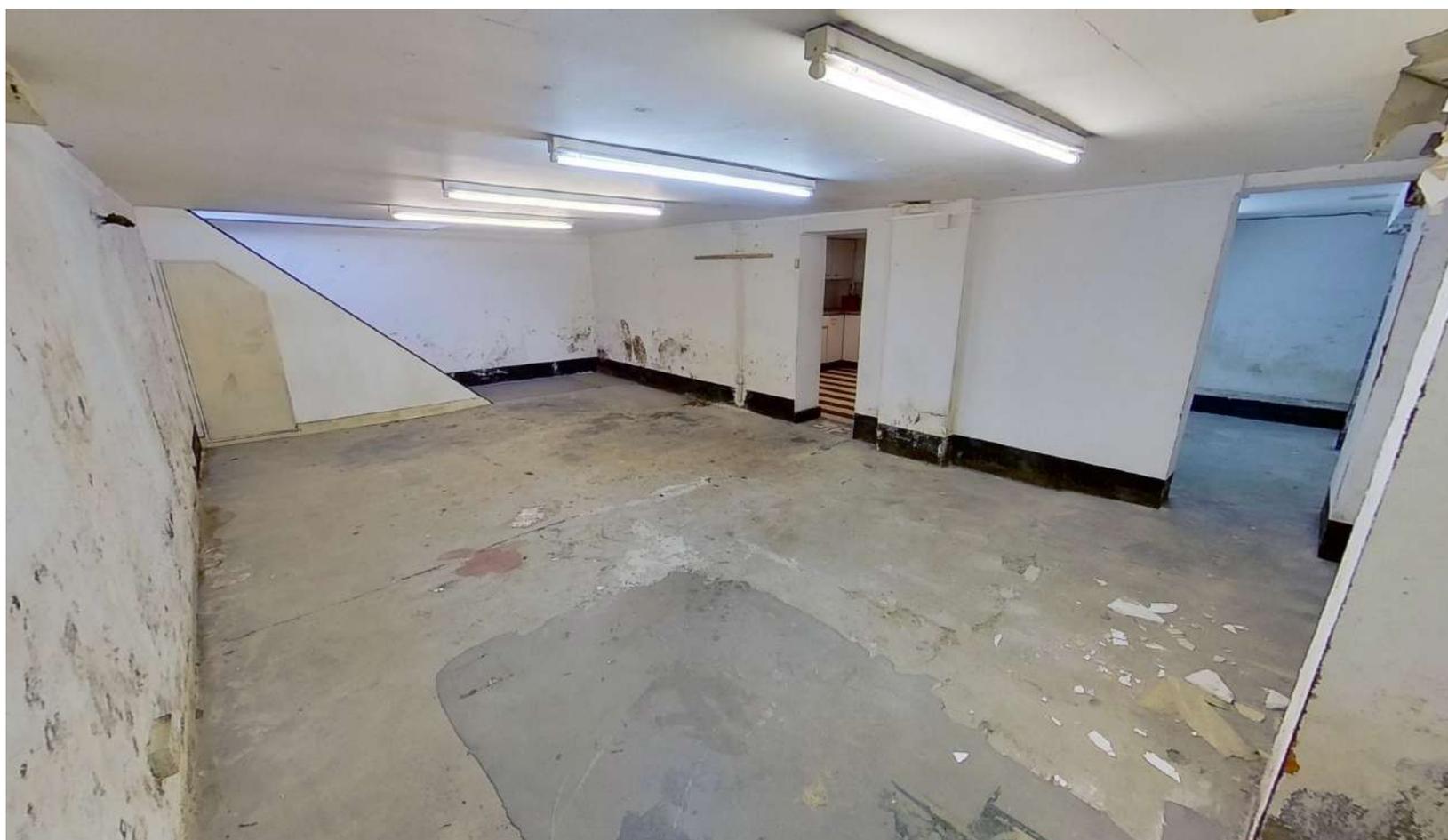
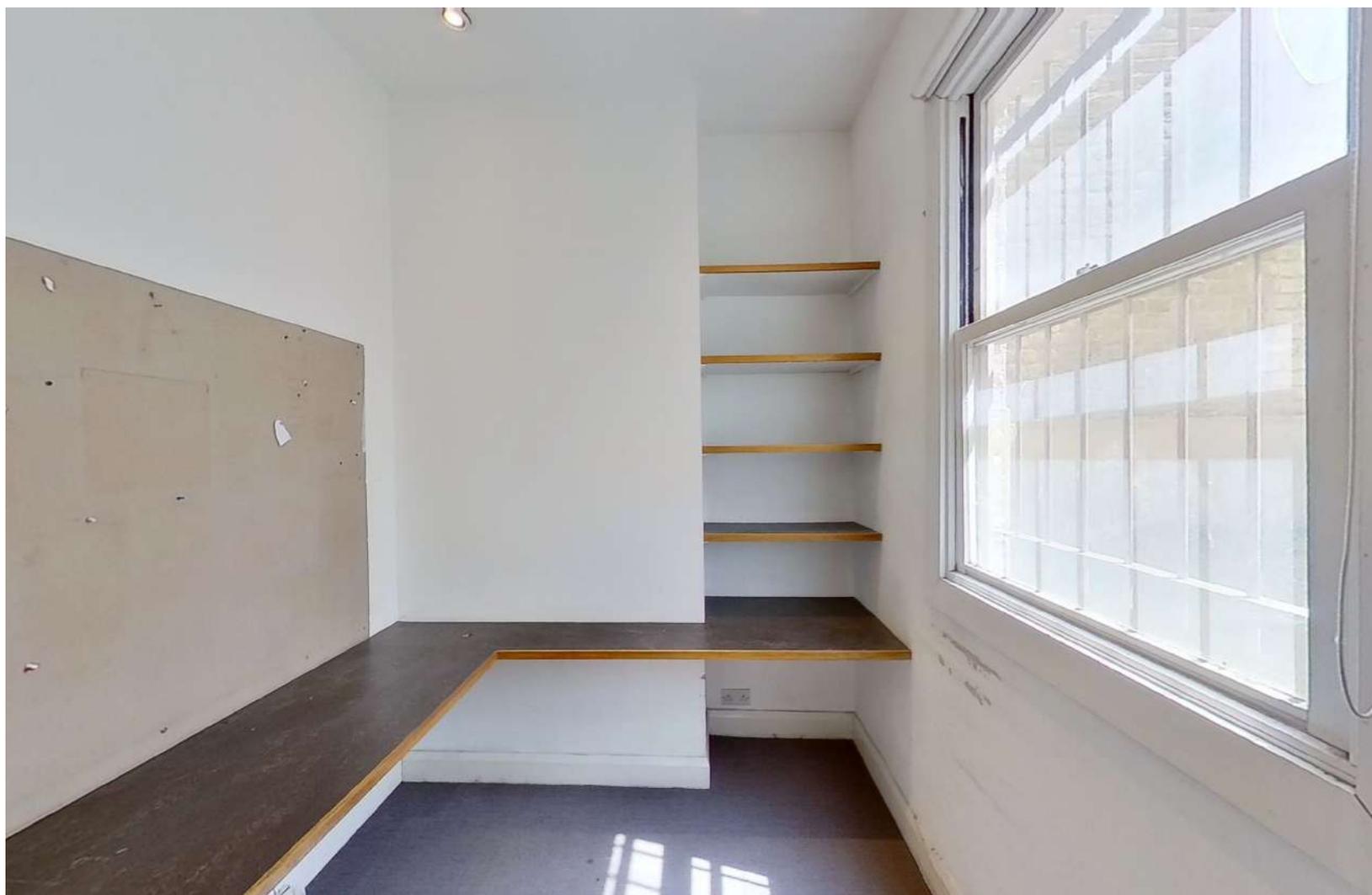
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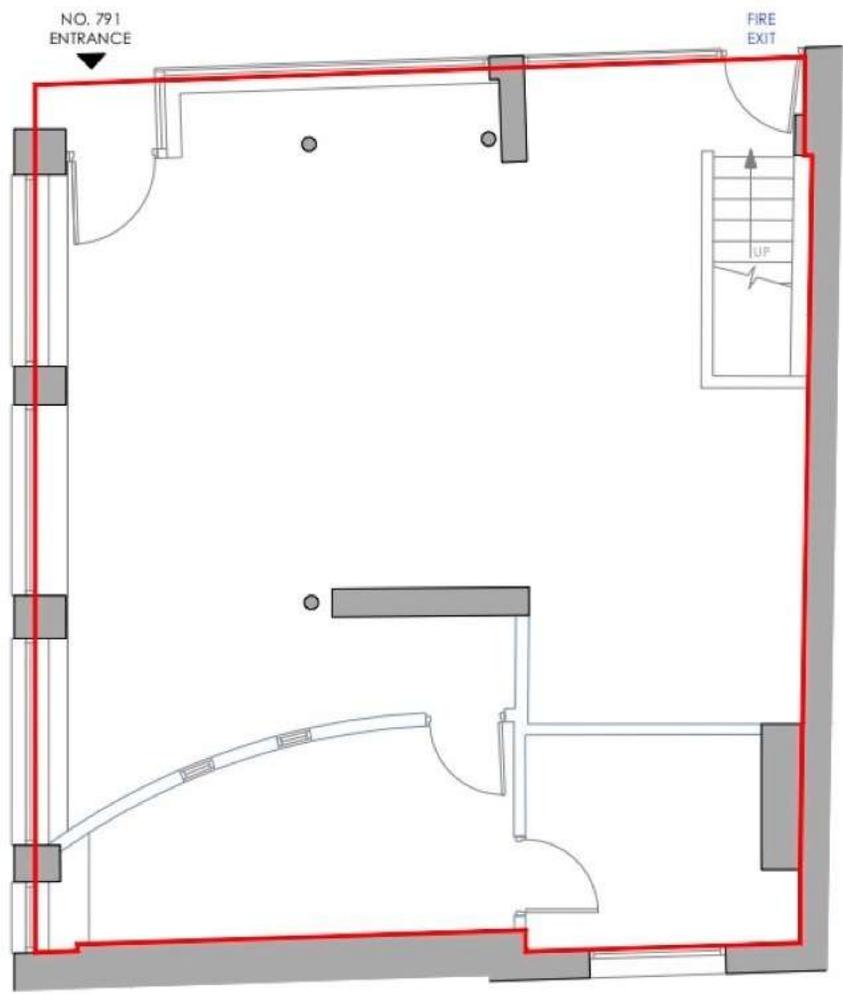
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WANDSWORTH ROAD

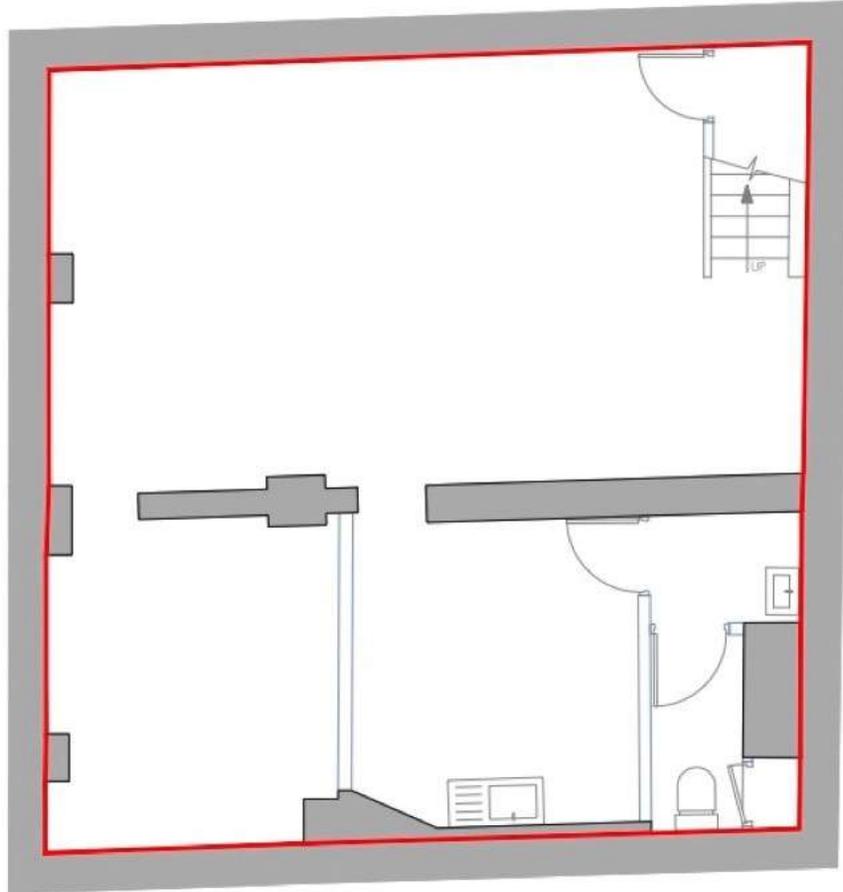
THE CHASE



GROUND FLOOR



THE CHASE



BASEMENT