



## Retail / Leisure Space To Let

61 - 63 Wandsworth High St  
London  
SW18 2PT

Size  
5,592 sq ft

Rent  
£150,000 pax

Rateable Value  
£88,000

- \* Frontage on Wandsworth High Street
- \* Retail and Versatile Studio Space
- \* Courtyard Area
- \* Male and Female Changing rooms
- \* All uses under use class E considered, suitable for Gyms & Nurseries etc

RETAIL/LEISURE TO LET

## Location

Situated on Wandsworth High Street with great visibility. This property benefits from being just a short stroll from Wandsworth Town Station, providing direct access to Waterloo and the City. Noteworthy nearby occupiers include Southside Shopping Centre, which hosts major anchors such as Waitrose, Lidl, Primark, and Uniqlo.

Wandsworth is ongoing major transformation, seen by the £20m Wandsworth Town Station upgrade. The Ram Quarter, a major luxury residential and retail hub on the historic brewery site, and Wandsworth Mills, a flagship St George development currently delivering hundreds of high-specification homes alongside 36,000 sq. ft. of new commercial space.



## Description

The property comprises of a prominent retail unit with excellent frontage and a substantial studio space to the rear. Formerly occupied as a gym, the rear studio is well-suited for a variety of alternative uses and benefits from its own dedicated access directly from the High Street, along with circa 3.5m to 4.5m ceiling height.

The interior is fitted with suspended ceilings which could be removed for additional height (ceiling or mezzanine space) and includes existing male and female changing facilities, with a small private outdoor courtyard to the rear.

## Lease Terms

Available by way of a new lease direct from the landlord.

## Floor Areas

Retail	1,273 sq ft
Rear Studio	4,319 sq ft
Total	5,592 sq ft

# Floor Plans



