

# Wandsworth Road

## Ground Floor Commercial Unit

416 Wandsworth Road, London, SW8 3LH



### To Let

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Ground Floor Commercial Unit

#### **Ralph Smart**

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## Description

The property is situated on Wandsworth Road, under 1km north of Clapham and west of Stockwell, beneath a new development of 40 residential flats. The property consists of a large, open commercial space in a shell and core condition ready for incoming tenant renovations. It is located close to Wandsworth Road Overground station and has a bus stop serving routes to Waterloo.

Accommodation	Sq M	Sq Ft
Ground floor	161.5	1739

Areas quoted are approximate.

## Specification

— Shell and Core

— Capped off services



## Terms

The premises are available on a new effective FRI lease for a term to be agreed. The premises will be given in shell and core condition.

## Planning Consent

The current use stated in the planning application 17/06112/FUL is A1/A2/A3, as defined within the Town and Country Planning Order 1987 (as amended).

Interested parties should carry out their own due diligence in this regard.

## Rent

£50,000 Per Annum Exclusive

## Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

## Supporting Information

Within your offer, please include the following information:

1. Proposed fitting out works and investment.
2. Proposed business use and business plan containing 3 years' financial forecast and track record.
3. A Tenancy Application form which can be requested from the agents.

## VAT

The unit is not elected to tax.

## Business Rates

Interested parties should undertake their own due diligence to confirm rates due.

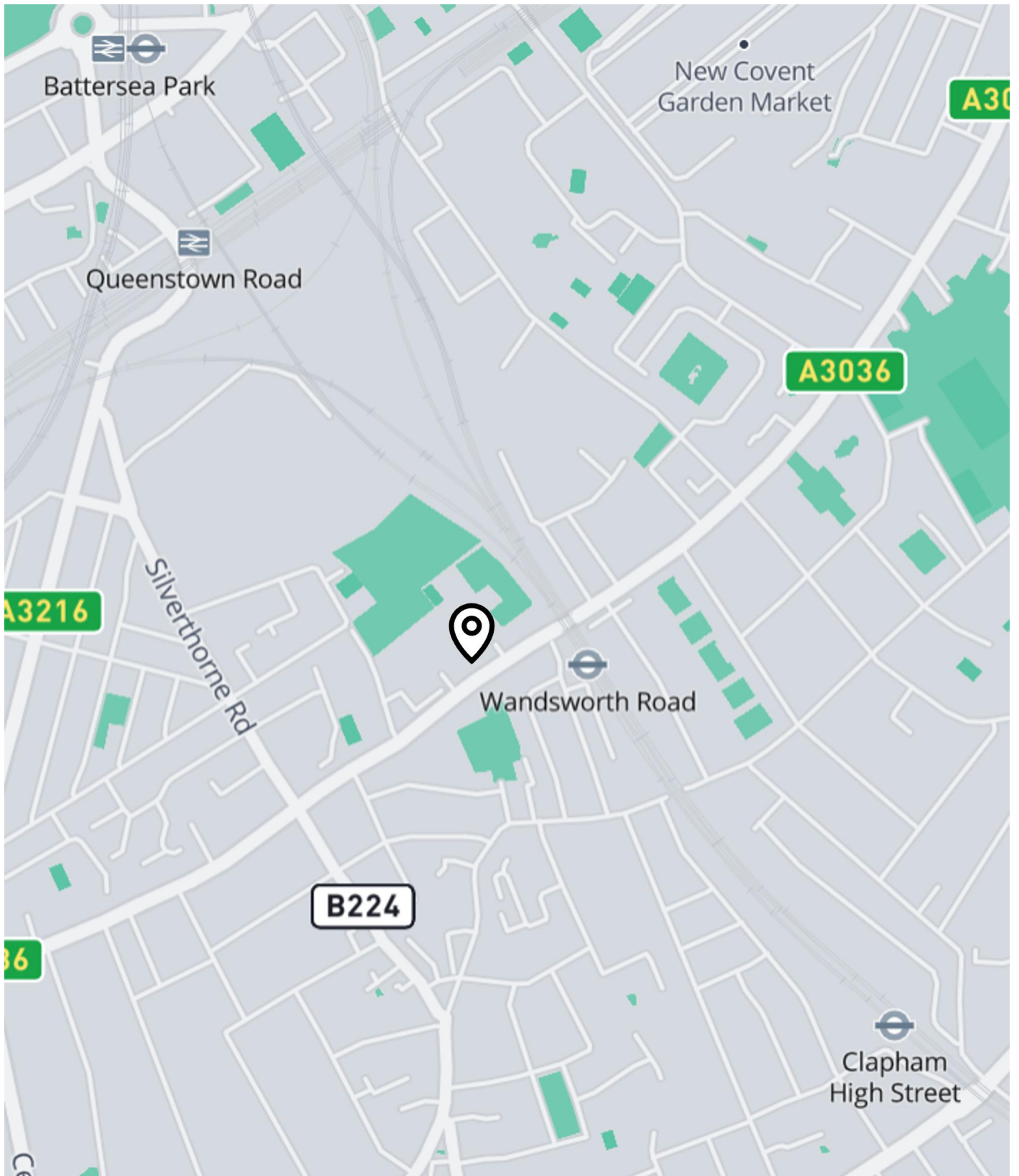
## EPC

Rating of B(39).

A certificate can be made available on request.

## Costs

The ingoing tenant shall be required to pay the landlord's legal fees.



## Agent Details

### **Ralph Smart**

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# For further information or if you wish to view, please do not hesitate to contact:

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