

# TO LET

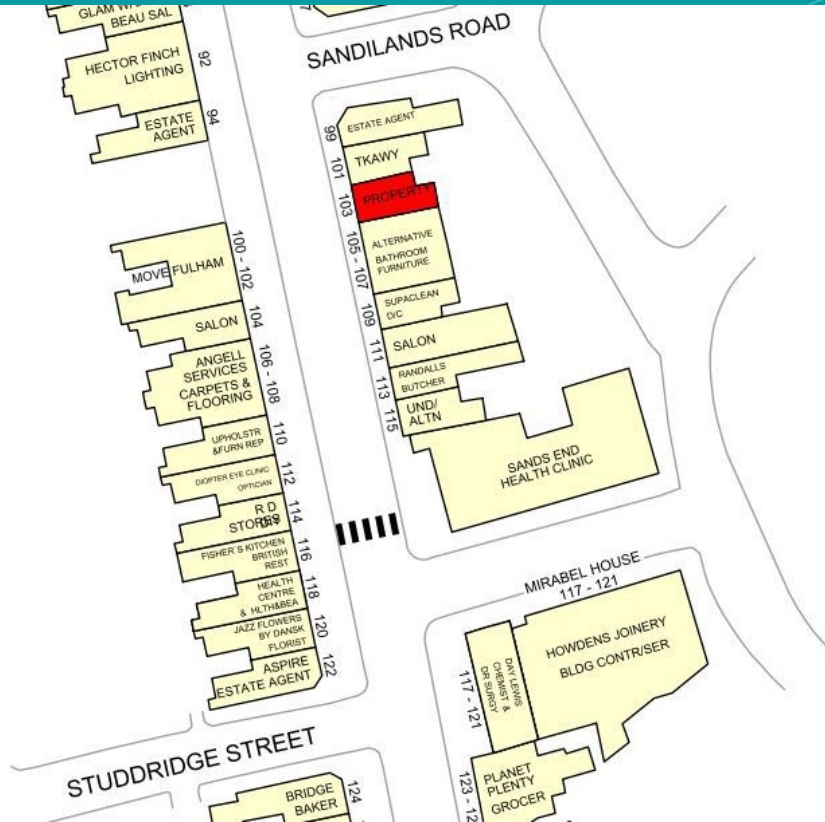
- ✔ E class opportunity
- ✔ Prime location on Wandsworth Bridge Road
- ✔ New lease available
- ✔ Close to Sainsbury's Local, Dreams and Caffe Nero



103 Wandsworth Bridge Road, London SW6 2TE

Retail unit available to let on Wandsworth  
Bridge Road

1,190 Sq Ft  
(111 Sq M)



**DESCRIPTION**

The mid terraced retail property is located on Wandsworth Bridge Road and arranged over the ground floor and basement.

The property is of traditional brick construction and benefits from an extensive glazed shop frontage.

The property was previously used as a showroom and the basement comprises a WC, kitchen and ancillary space.

**ACCOMMODATION**

Net Internal Areas	sq ft	sq m
<b>Ground Floor</b>	<b>797</b>	<b>74</b>
<b>Basement</b>	<b>393</b>	<b>37</b>
<b>Total</b>	<b>1,190</b>	<b>111</b>

**EPC**

EPC Rating: E (121)

**SUBJECT TO CONTRACT**

**LOCATION**

Wandsworth Bridge Road forms part of the A217 and is the primary route between Wandsworth and Fulham.

There are a variety of independent and national retailers on the road. Parsons Green Underground Station and Imperial Wharf are both located within a 12-minute walk.

**LOCAL OCCUPIERS**

Nearby occupiers include Sainsbury's Local, Dreams, Caffe Nero and Schmidt Kitchens.

**TERMS**

Available on a new lease for a term to be agreed.

**RENT**

£35,000 per annum exclusive.

**BUSINESS RATES**

RV: £24,000

RP: £11,976

Please visit [www.voa.gov.uk](http://www.voa.gov.uk) for more info.

**VAT**

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

**VIEWING & FURTHER INFORMATION**

Viewing strictly by prior appointment:

**lsh.co.uk**

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