

Windmill Gardens

To let

London, SW18 2PH



Prominent Location

**Large, open plan unit
with café potential on
popular Wandsworth
Common**



Quoting Rent

£26,000 per annum



Size

1,506 sq ft NIA



Planning

**Long Act use – café
potential**

Get more information

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Description

This property is situated on Wandsworth Common at the intersection of Heathfield Road and Windmill Road. This popular location is less than a mile to the south-east of Wandsworth Town Station and a mile to the south-west of Clapham Junction Station. Windmill Playground lies next to the property, drawing in families and thus increasing footfall.

This property has a large indoor open space which could accommodate plenty of customer seating. There is also a kitchen, offices, storage, and toilets including disabled toilets. Additionally, the trees and flowers surrounding the property provide an attractive, picturesque setting.

Unit is taken as seen.

Accommodation

Floor	Area (sq m)	Area (sq ft)
GIA	140	1506

The areas quoted are approximate.

Rent

In the region of £26,000 per annum.

Rent Deposit

A six-month rent deposit will be required.

Lease Terms

A new lease is being offered for a term to be agreed, subject to upward only rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Planning Consent

This property can no longer be used as a nursery due to the Ministry of Housing and Local Government Provisional Order Confirmation (Greater London Parks and Open Spaces) Act 1967. This property is likely to be suitable for use as a café or any other use within Article 7 of the above-mentioned act. The property is not suitable for use as a nursery or childcare facility.

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

Specification

- Large indoor open space
- Kitchen
- Offices
- Storage
- Toilets
- Disabled toilet

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

EPC

The EPC is rated D and is available on request.

Legal Costs

The tenant is to be responsible for all legal costs incurred in the transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

Service Charge

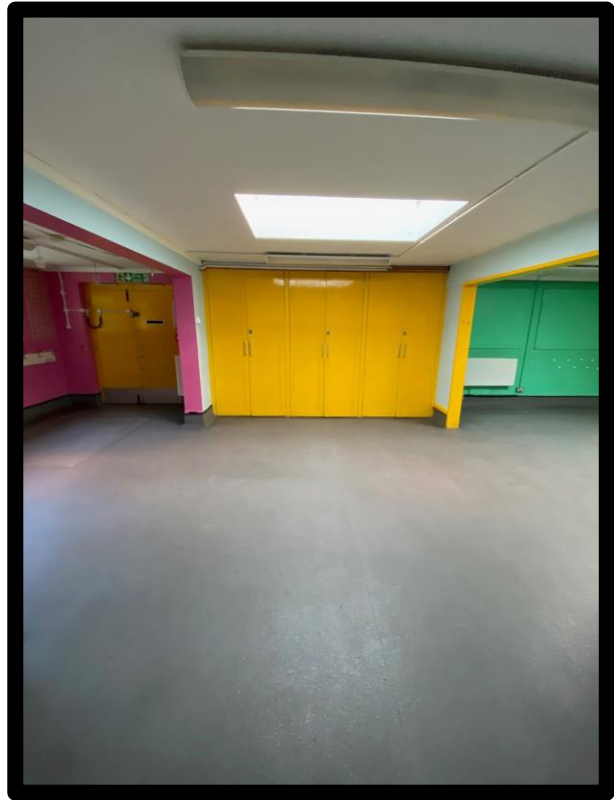
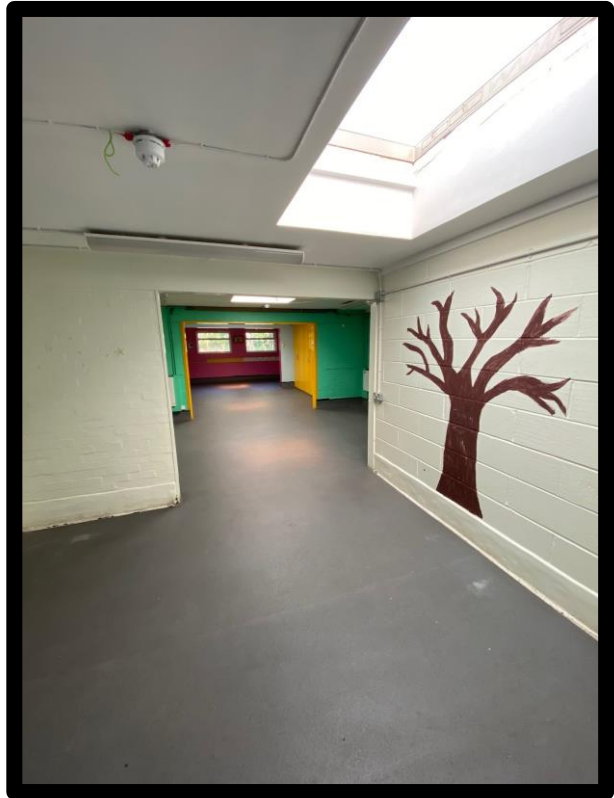
TBC.

VAT

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

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To find out more,
scan the QR code



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