



Sanderson
Weatherall

TO LET – GROUND FLOOR COMMERCIAL UNIT



416 WANDSWORTH ROAD, LONDON, SW8 3NA





Offers in the region of £55,000 per annum

Large commercial space close to public transport

Location

The property is situated on Wandsworth Road just to the North of Clapham Old Town and to the South of Nine Elms.

Wandsworth Road Station (Overground Line) is within close proximity of the property and there is a bus stop located directly outside with links to Waterloo and Vauxhall.

The property is part of a new development which comprises 40 residential flats and the surrounding area is a mix of residential and commercial uses.

Description

The premises comprise a ground floor commercial unit which benefits from good ceiling height and excellent natural lighting. The accommodation will be handed over in shell and core condition with capped off services. There is a large basement with separate access which is included within the demise.

Floor Areas	Sq Ft	Sq M
Ground Floor	1,739	161.5
Basement	1,927	179.0
Total Area GIA	3,666	340.5

Energy Performance Certificate (EPC)

The property has a Rating of B. A copy of the EPC is available on request.

Business Rates

The property does not appear in the 2017 Rating List, however will be separately assessed in the future.

Planning Use

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). All planning-related enquiries can be addressed via Lambeth Council Planning team on 020 7926 1180. Available Mon-Fri, 9am-1pm.



Terms

The London Borough of Lambeth is offering an effective 3 year FRI lease. A longer lease will be considered. The lease will be contracted inside of Sections 24 to 28 of the Landlord and Tenant Act 1954.

A 3 to 6 month rent deposit will be paid to the landlord as security which will be held for the duration of the lease.

Costs

The ingoing tenant will be responsible for the landlords legal, administrative and agency costs incurred in this transaction.

Offers

The landlord is seeking offers in the region of £55,000 per annum.

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.



Viewing and further information:

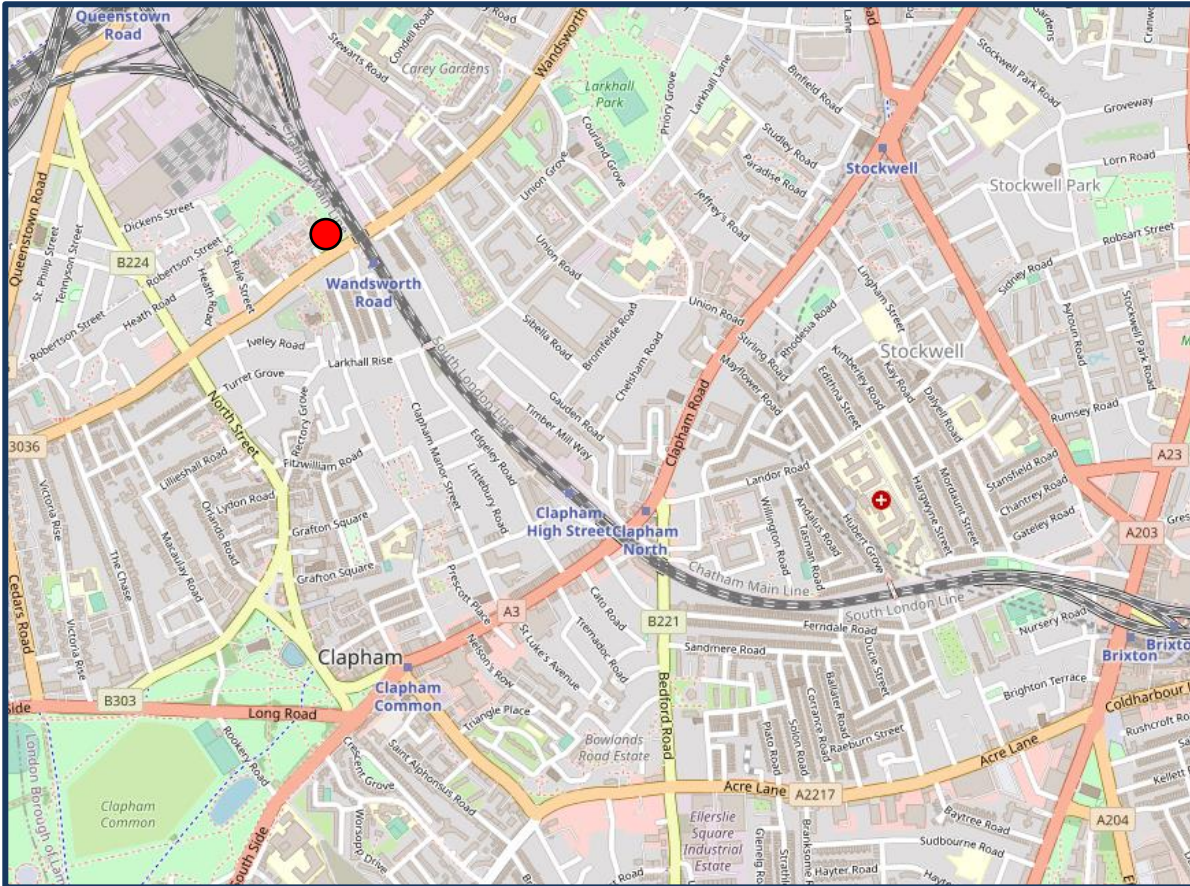
Viewings are strictly by prior appointment with the sole agents:

Paul Moody

Tel: 020 7851 2129

Email: paul.moody@sw.co.uk

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