

# LANGUARD INVESTMENTS



## Shop, 627 Garratt Lane

, London, SW18 4SX

£16,000



Located in the London Borough of Wandsworth the commercial unit is situated in a parade of independent shops. The shop is about 300 metres from Earlsfield rail station and the town centre.

The property comprises a ground floor and basement storage. It is currently fitted out for retail but could be adapted for beauty, an office or another retail use.

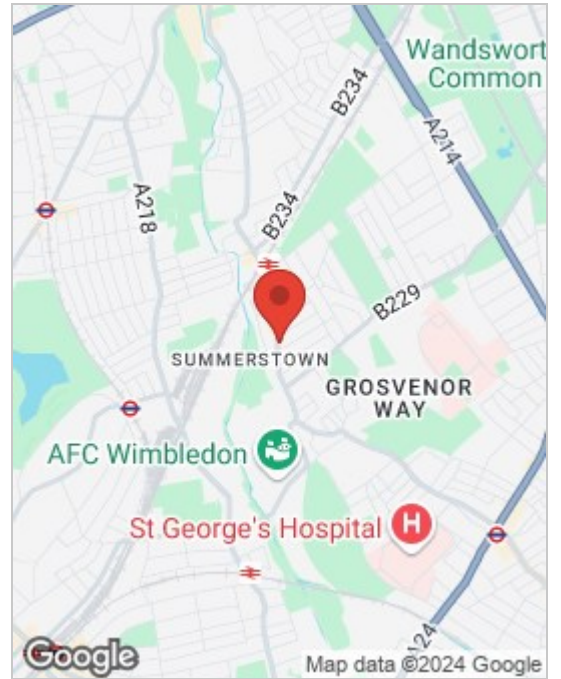
A new full repairing and insuring lease subject to the Landlord and Tenant Act 1954 for a term to be agreed.

The ingoing tenant to be responsible for both parties' reasonable legal costs.

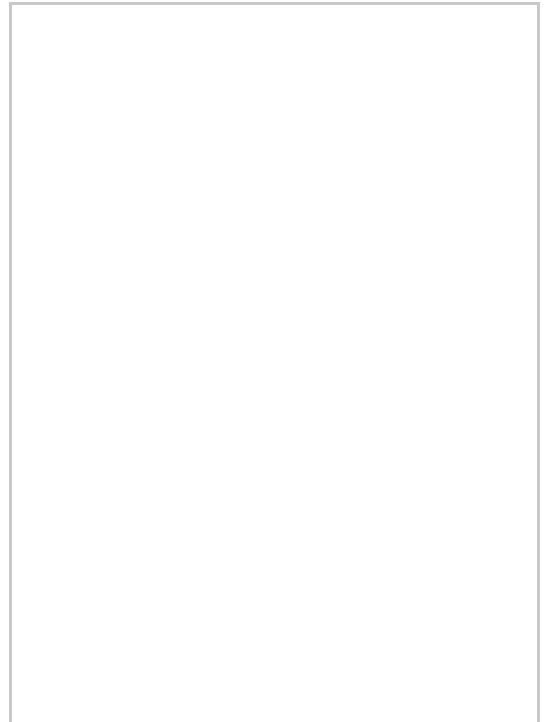
Frontage 14ft 4.3 m  
Ground Floor 313ft<sup>2</sup> 29m<sup>2</sup>  
Basement 385ft<sup>2</sup> 35m<sup>2</sup>



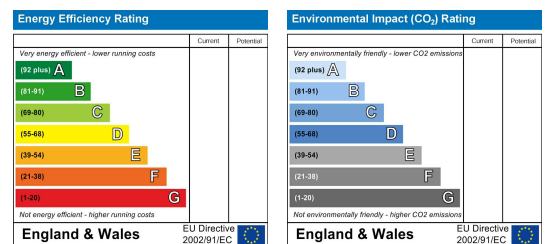
## Area Map



## Floor Plan



## Energy Efficiency Graph



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