



593 Wandsworth Road, London, SW8 3JD

A ground floor Class E lock up shop available on a new lease

020 8681 2000

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specialist advice on all property matters

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£12,000 Per Annum Exclusive Plus VAT

LOCATION: - The property is located on the southeastern side of Wandsworth Road close to the junction with St Rule Street. Wandsworth town station is a stone's throw away which provides connections via rail services on the over-ground line. Clapham High Street and Clapham Common are also within a mile of the property. Wandsworth Road is a bus route and is surrounded by a densely populated residential catchment which the unit is able to service.

DESCRIPTION: - The property comprises a ground floor Class E lock-up shop considered suitable for a variety of uses. There is a part glazed shop front, and a sales area and WC to the rear.

ACCOMMODATION: -

Gross frontage 3.536m (11ft)
Maximum width 3.591m (11ft)
Shop depth 4.994m (16ft)
Sales area 17.933m² (193ft²) approx.

USE/PLANNING:- The property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a wide variety of trades.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £12,000 (twelve thousand pounds) per annum plus VAT exclusive is sought.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: -The property has an EPC rating of 82 within Band D.

BUSINESS RATES:- The property has a ratable value of £6,900. Interested parties should contact the local authority to confirm the rates PAYABLE.

VAT:- We understand that the property is elected to VAT therefore VAT may be chargeable on rents and other outgoings.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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21st May 2024



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