



547A Old York Road, Wandsworth, SW18 1TQ

Small refurbished shop / office to let in a highly desirable location.

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Rent - £20,000 per annum exclusive.

LOCATION: - The property is situated fronting Old York Road which is a popular retail office and leisure environment in the centre of Wandsworth and servicing the Tonsley and surrounding parts of the town centre. The property is within a few minutes' walk of Wandsworth town station and Old York Road is somewhat of a destination location. The road is in the process of undergoing street scene renovations with wider pavements, planted areas and improved surfaces. Old York Road is mainly occupied by specialist and boutique type traders but also with a number of offices and evening entertainment venues.

DESCRIPTION: - The property comprises a newly refurbished shop fronted premises arranged over ground and basement levels considered suitable for a variety of operations. The property has an excellent frontage with double glazed shop front, very high ceilings at ground floor level, full height basement workspace and newly fitted services. The property is to be finished to a

ready-to-fit including newly plastered walls, insulated and screeded floor within the basement, WC, and neutral decoration.

ACCOMMODATION: -

Gross frontage	5m
Internal width	4.02m narrowing to 3.32m after 1.86m.
Shop depth	3.37m
Ground floor sales area	15.34m ² (165ft ² approx.)
Basement	19.9m ² (214ft ² approx.)
New internal WC to be installed.	

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

USE/PLANNING: - We understand the property currently falls within Class E (Retail / Office) of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses including offices, quasi-medical and retail purposes.

Interested parties should make enquiries of the local authority in respect of their intended use prior to offer.

RENT/PRICE: - An initial rent of £20,000 (twenty thousand pounds) per annum exclusive is sought.

BUSINESS RATES: - The property has a newly assessed rateable value of £9,600. Interested parties should make enquiries should be made of the rating authority in respect of transitional reliefs which may be up to 100% in this case.

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

EPC RATING: - A new EPC has been commissioned and will be made available upon request.

VAT: - We understand that VAT is not to be chargeable in respect of rents and other outgoings on this property.

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

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Viewings by prior arrangement - call our team for more information.

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