

# HIGH STREET SHOP TO LET

127-129 Wandsworth High Street, London, SW18 4JB



## LOCATION

Wandsworth is a major centre located in southwest London and is home to circa 61,500 people. It is situated 4.6 miles southwest of Central London.

Wandsworth benefits from two railway stations – Wandsworth Town and Wandsworth Common and is also served by Southfields tube station (District line) in the Southfields area of the town.

## SITUATION

The property occupies a prominent location on the southern side of Wandsworth High Street and close to the regenerated Southside Wandsworth shopping centre, cinema and restaurant complex.

Wandsworth High Street provides excellent visibility being part of the South Circular (A3). Nearby retail operators include Tesco Express, Co-op, Ladbroke's and a wide array of retail and leisure operators inside the nearby Southside Wandsworth shopping centre.

## DESCRIPTION:

The property is a ground floor retail unit within a four-storey period building of brick construction.

The ground floor comprises the main banking hall with ancillary offices, kitchen and WCs

The unit benefits from fully glazed frontage.

## TENURE

Leasehold.

The property is held via a lease until 2<sup>nd</sup> December 2023 at a rent of £34,000 per annum with an outstanding rent review from 3<sup>rd</sup> December 2018. Further details on request.

## ACCOMMODATION

The unit extends to the following approximate net internal floor areas:

Ground Floor Sales:	1,400 sq ft / 130.10 sq m
Ground Floor Ancillary	307 sq ft / 28.56 sq m
(Ground Floor ITZA)	1,013 sq ft / 94.11 sq m
<b>TOTAL NIA:</b>	<b>1,707 sq ft (158.67 sq m)</b>

## RATES

Rateable Value	£30,750
UBR	0.504

Rates Payable	£15,498
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Interested parties should verify these figures with the Local Authority.

## PLANNING:

The unit currently benefits from A2/A1 planning use.

## ENERGY PERFORMANCE CERTIFICATE

127-129 Wandsworth High Street:

– ‘B – 50’

## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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#### Important Notice

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June 2019