

RAPLEYS

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0370 777 6292

TO LET Retail Unit

Unit 5a-6a, Down House,
Wandsworth Bridge Road, London SW6 2NY

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com



Source: Google Maps

Best Offers by Midday on 28 April 2022

Prominent retail unit To Let

Ground floor retail space

Class E use

4,579 sq ft on ground floor

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Location

The property is located on the southern end of Wandsworth Bridge Road in Fulham, close to the River Thames and Wandsworth Bridge.

Wandsworth Bridge Road is an arterial route from Wandsworth into Fulham and Chelsea.

Nearby occupiers include **Dreams, Harbour Club, Porcelanosa, Sainsbury's** superstore (Fulham Wharf), and a broad selection of independent restaurants and cafés.

Description

The premises comprise a ground floor double-fronted retail unit benefiting from a full height glazed return frontage with excellent ceiling heights throughout. The unit currently contains air conditioning, a kitchenette and WC.

The property benefits from non-demised customer parking.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	425.40	4,579

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.

Terms

Rent on application.



Rating

We are advised that the Rateable Value for the property is £119,000 and the UBR for 2022/23 is 51.2p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

An EPC has been commissioned and will be made available upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agent.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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