

## TO LET Retail Unit

Unit 7a, Down House, 297 Wandsworth Bridge Road  
London SW6 2NY



### Contact

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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.

The property sites opposite the upcoming development of the former Currys/PC World, which will consist of 269 residential units. Nearby occupiers include Dreams, Harbour Club, Porcelanosa, Sainsburys and a broad selection of independent restaurants and cafes.

## Description

The premises comprise a ground floor retail unit benefitting from a full height glazed frontage with excellent ceiling height throughout. The unit currently contains a WC, service desk and a partitioned office to the rear.

The property will benefit from demised parking to the rear, with rear entrance.

## Accomodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	99.24	1,068

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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/Terms

The property is available leasehold on a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £40,000 per annum

## Energy Performance Certificate

Energy Performance Asset Rating – D.

## Rating

We are advised that the Rateable Value for the property is £32,000 and the UBR for 2023/24 is 49.9p in the £.

Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.

## VAT

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

## Viewings

To be arranged through the sole agent.

## Prominent retail unit

**Ground floor retail space**

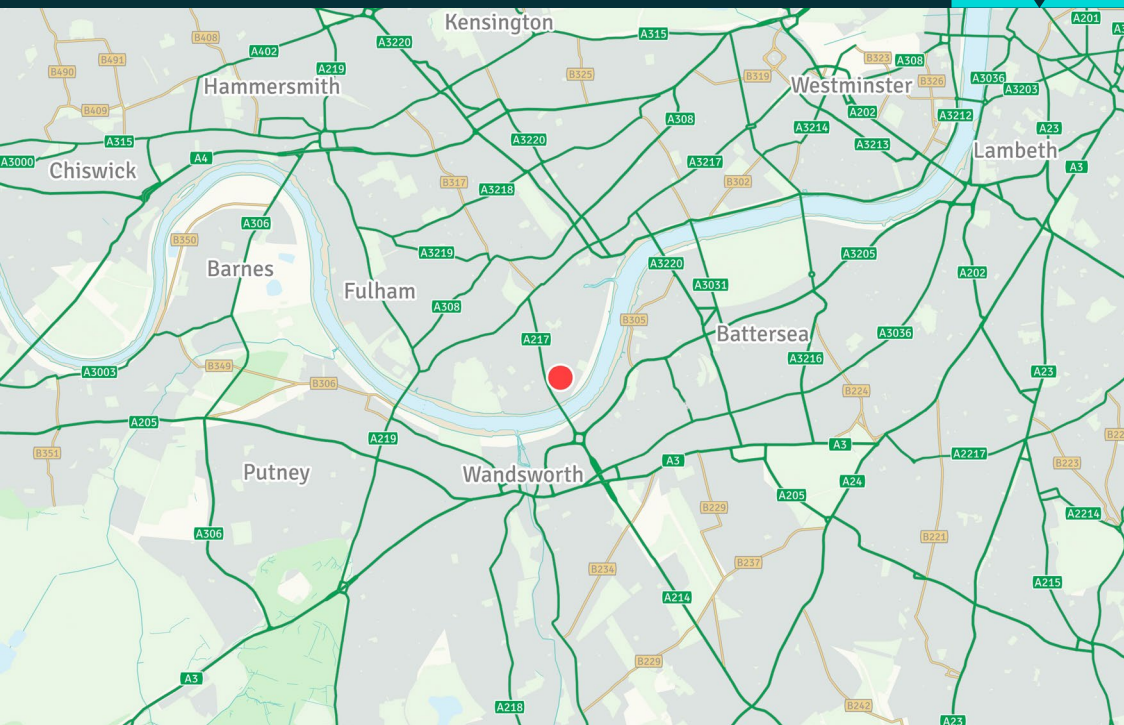
**Class E use**

**99.24 sq m (1,068 sq ft)**

**Nearby occupiers include Dreams, Domino's Pizza, Porcelanosa and Sainsburys**



**£40,000 pa**



For further details contact:  
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