

RAPLEYS

TO LET Retail Unit

rapleys.com
0370 777 6292

Unit 7a, 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



Prominent retail unit

Ground floor retail space

Class E use

112.97 sq m (1,216 sq ft)

Nearby occupiers include

Dreams, Domino's Pizza,
Porcelanosa and Sainsbury's

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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 sits opposite the upcoming development of the former Currys/PC World, which will consist of 269 residential units. 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 retail unit benefiting 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.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	112.97	1,216

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, .

Tenure

Leasehold.

Terms

A new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £40,000 per annum.



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Rating

We are advised that the Rateable Value for the property is £35,500 and the UBR for 2022/23 is 49.9p 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

Energy Rating: D.

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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