

## TO LET Commercial Unit

1 Bubbling Well Square, Ram Quarter  
Wandsworth, SW18 1UQ

### Key information

- ❑ Grade II Listed Building
- ❑ Planning Use Class E – suitable for a range of uses
- ❑ Size – 3,510 sq ft (split across 2 levels)
- ❑ Quoting Rent £95,000 per annum
- ❑ Subject to Vacant Possession

### Contact

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Location

The Ram Quarter is the mixed-use development of the former Young’s Brewery on Wandsworth High Street. There are 338 residential dwellings which create a community hub which has been carefully curated with occupiers such as **Story Coffee, Meet Quarter, Sambrooks Brewery, Sushi Moka, Scratch Golf, Boom Battle Bar and Iluvo Beauty.**

The site is located on Wandsworth High Street, opposite Southside Shopping Centre, benefitting from high footfall and passing traffic. The development has a 15-minute walk time population of 25,139 people.

Accommodation

The premises are arranged over the ground and first floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	169.55	1,825
First (mezzanine)	156.54	1,685
<b>Total</b>	<b>326.09</b>	<b>3,510</b>

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.

Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Energy Performance Rating

Energy Performance Asset Rating – C. A certificate can be made available.

Terms

Available by way of a new lease on terms to be agreed.

Tenure

£95,000 per annum.

Service Charge

£19,341.60 net (ex VAT), subject to annual review.



Legal Costs

Each party is to be responsible for its own legal costs incurred in the transaction.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





## Rating

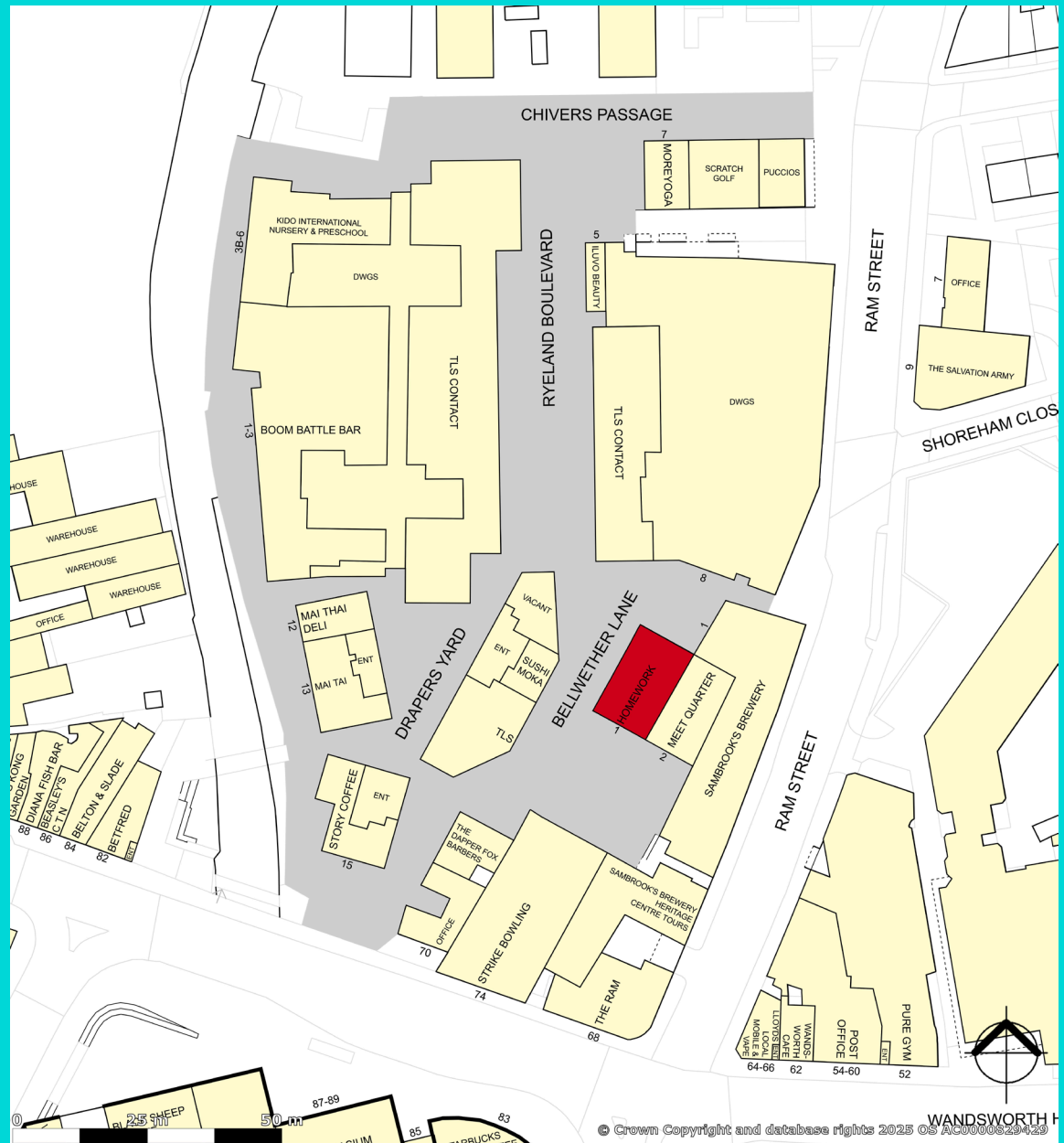
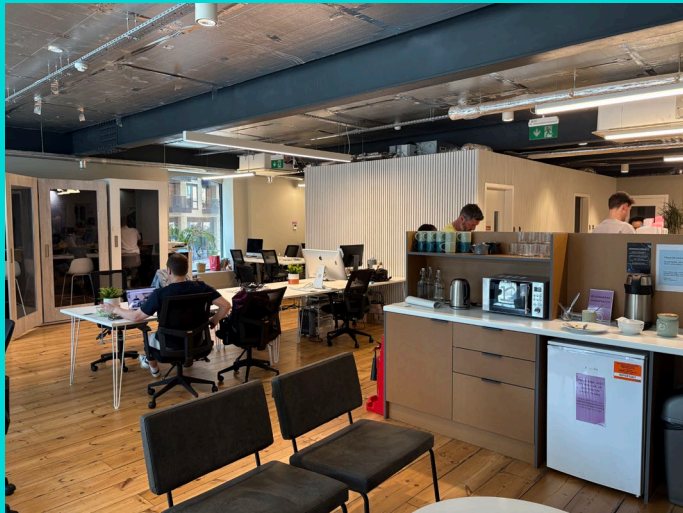
We are advised that the Rateable Value for the property is £54,000.

The UBR for 2024/25 is 0.546p 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 at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly via the joint agents only.



For further details contact:

**Ella Traynor – 07958 028582**

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Or please try our joint agent Houston Lawrence:

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