

## TO LET Fully Fitted Leisure Opportunity Wandsworth

Unit 11.01, Ram Quarter  
74 Wandsworth High Street  
London, SW18 4LB

### Key information

- Fully fitted out as a bowling alley with 6 lanes and 2 bars.
- Prime location
- 8,472 sq ft
- Rent on application
- Premium offers invited



### Contact

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Location

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 that has been carefully curated with occupiers such as **Story Coffee, Meet Quarter, Sambrook’s Brewery, Sushi Moka and more.**

The site is located on Wandsworth High Street, opposite Southside Shopping Centre, benefiting 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 ground floor and mezzanine levels providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	483	5,200
Mezzanine	304	3,272
<b>Total</b>	<b>787</b>	<b>8,472</b>
External	31.96	344

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.

Terms

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

Rent

Rent on application.

Premium

Offers invited.

Service Charge

£44,344.77 net (ex VAT), subject to annual review.

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 D-77. Please make contact for further details. A certificate can be made available.

VAT

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





Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£130,000
UBR	£0.555p
Rates Payable	£72,150

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 letting agents only.

Legal Costs

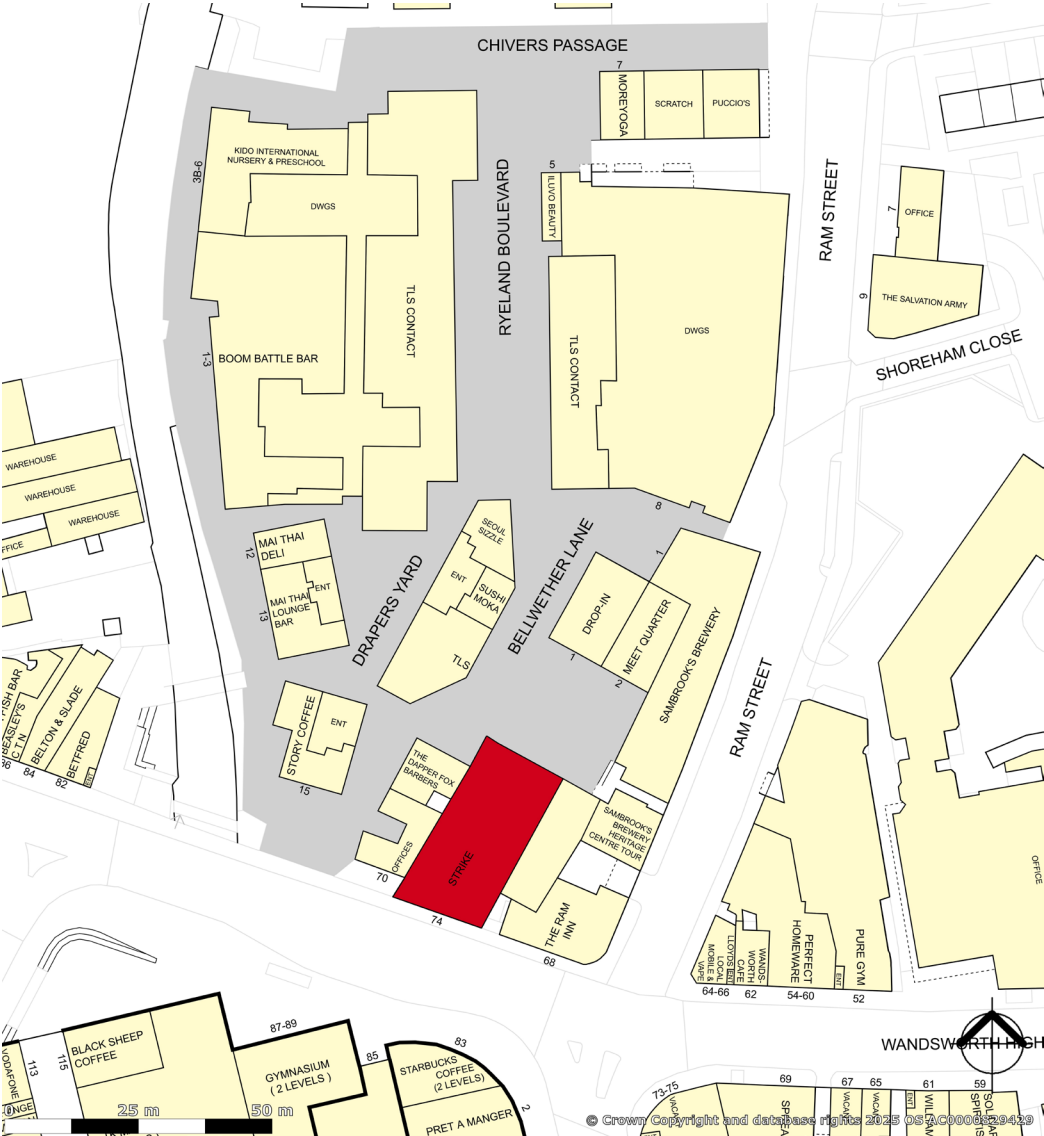
Each party is to be responsible for its own legal costs incurred in the transaction.

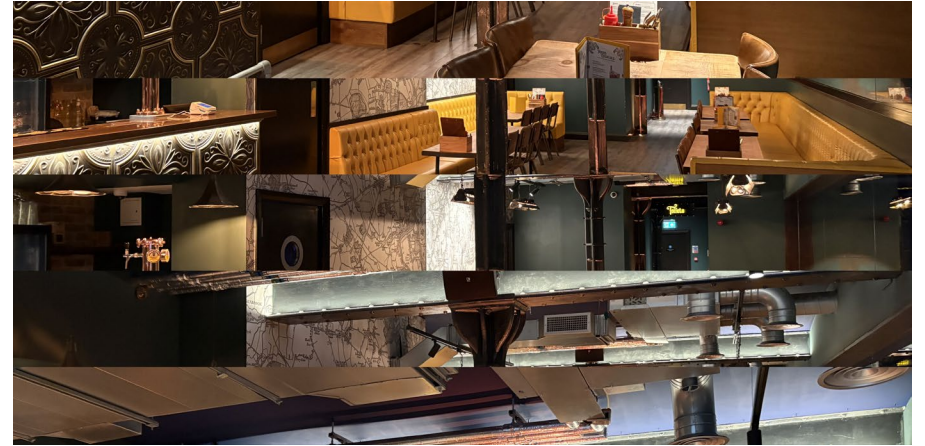
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Identity Checks/AML

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.







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These particulars were produced in September 2025.

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