

TO LET Retail, F&B and Leisure Opportunity

Wandsworth

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

Key information

- Prime location
- 8,472 sq ft across ground and mezzanine, split options available
- Rent on application



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. Wandsworth has a population of approximately 337,000 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
Total	787	8,472
External	31.96	344

A split of the property could be considered, subject to requirements.

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.

Energy Performance Rating

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

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.

Terms

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

Rent

Rent on application.

Service Charge

£25,677 (ex VAT), subject to annual review.



Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£138,000
UBR	£0.43
Rates Payable	£59,340

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.

Viewing

Strictly via the joint letting agents only.

Legal Costs

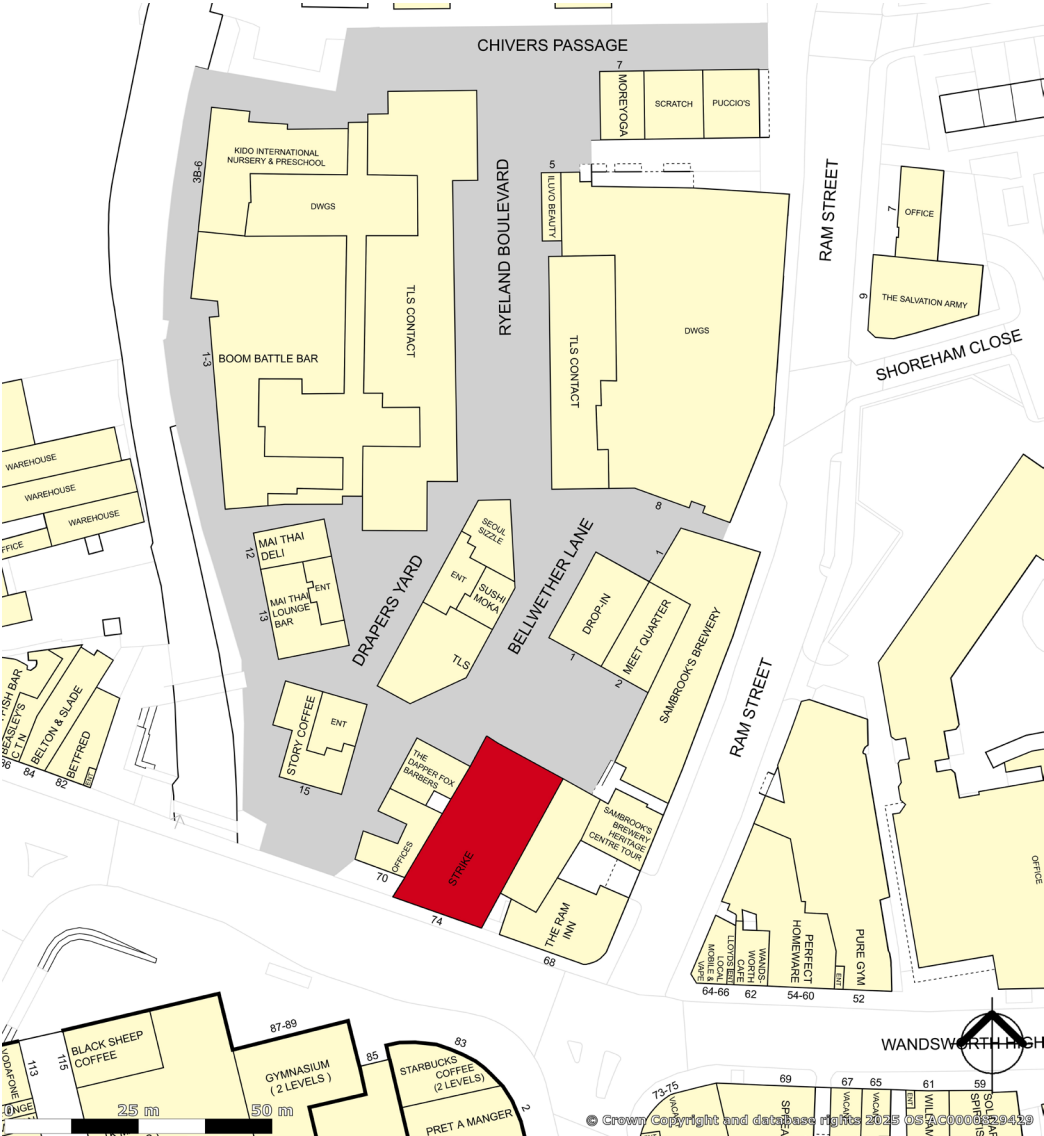
Each party is to be responsible for its own legal costs incurred in the transaction.

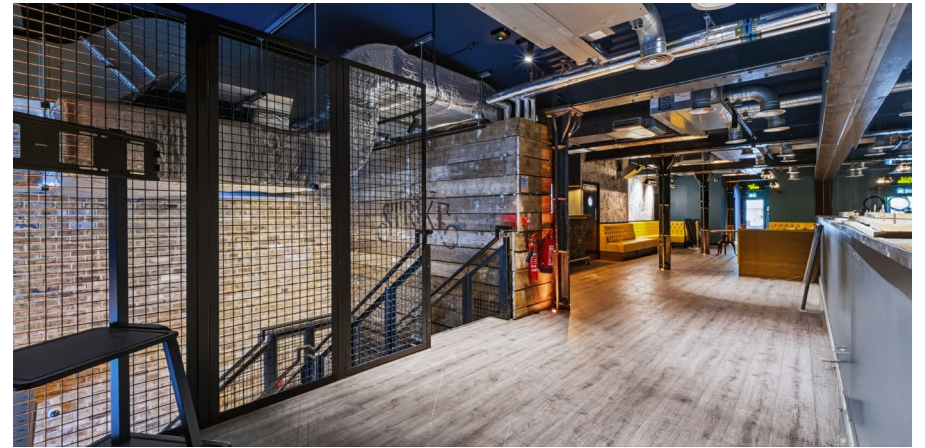
VAT

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.





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These particulars were updated in September 2026.

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