



BOUTIQUE SHOP TO LET

170 Wandsworth Bridge
Road
London SW6

Description: 170 Wandsworth Bridge Road comprises a newly refurbished brick built terraced building comprising a small Boutique lock up shop and basement and fully refurbished upper parts. The unit may be provided as a fully fitted unit, to a specification to be agreed, or as an enhanced shell ready for Tenant's fit out. The property currently extends to the following approximate dimensions:

Ground Floor Retail:	27 sq m (290 sq ft)
Basement:	13 sq m (140 sq ft)

Location: The building is located within the London Borough of Hammersmith and Fulham, midway along Wandsworth Bridge Road (A217) between its junctions with Beltran Road and Ashcombe Road. Wandsworth Bridge Road runs from Eel Brook Common and New King's Road (A308), to the north, to Wandsworth Bridge and the River Thames, to the south. The western side of the road, where the building is located, comprises a mix of retail units and restaurants with residential upper parts, whilst the eastern side predominantly comprises residential.

Transport: The property benefits from excellent transport communications with Fulham Broadway London Underground Station (District Line) lying some 1.1km (0.7 miles) to the north of the property, providing access into central London, whilst both Imperial Wharf Station (London Overground) and Wandsworth Town Station (National Rail) lie 1.3 km (0.8 miles) to the east and south respectively. Several local bus routes also run along Wandsworth Bridge Road. The A4 lies some 2.6 km (1.6 miles) to the north and provides vehicular access both into central London and to the M25 Motorway and Heathrow Airport in the west.

RENT: £22,500 per annum

TERM: A new FRI Lease for a Term to be agreed

FLOOR PLAN & EPC: Available on request



RATEABLE VALUE: Please make appropriate enquires with the Valuation Office (www.voa.gov.uk) as to the appropriate Rates Payable for 2017-2018.

AVAILABLE: On completion of legal formalities.

VIEWING: Strictly by appointment
Richard Vause, Thomas Cribb or Ashley Brudenell

Vause Cribb & Co Chartered Surveyors

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