



# BOUTIQUE SHOP TO LET 275 Wandsworth Bridge Road London SW6

## DESCRIPTION:

275 Wandsworth Bridge Road comprises a Ground, Mezzanine and Lower Ground Floor premises suitable for occupation by an A1 retailer or design office. The unit is ready for a tenant's fit out to be completed, and presents in good order with wonderful natural light. The building has previously been used as an art shop & framers. The property extends to the following approximate floor areas, which have been provided by our client's architect:

Ground Floor:	204 sq ft
Mezzanine:	175 sq ft
Lower Ground:	134 sq ft
Storage:	282 sq ft

## LOCATION:

The building is located at the southern end of Wandsworth Bridge Road (A217) The Eastern side of the road, where the building is located, comprises a mix of retail units and restaurants with residential upper parts. The new developments of Fulham Reach and Imperial Wharf are within a few minutes' walk. The property benefits from good transport communications with excellent bus routes towards Wandsworth, Clapham Junction and Fulham Broadway. Imperial Wharf Station (London Overground) and Wandsworth Town Station (National Rail) are easily accessible.

## RENT & TERM:

A new FRI Lease for a Term to be agreed at £21,500 per annum

## EPC:

Available on request

## RATEABLE VALUE:

Please make appropriate enquires with the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk))

## VIEWING:

Strictly by appointment  
Richard Vause or Thomas Cribb  
Vause Cribb & Co Chartered Surveyors  
020 7731 8001

Richard Vause	Thomas Cribb
07958 340 865	07886 275 360
<a href="mailto:rick@vausecribb.co.uk">rick@vausecribb.co.uk</a>	<a href="mailto:tom@vausecribb.co.uk">tom@vausecribb.co.uk</a>

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