



A1/A2 BOUTIQUE SHOP/OFFICE TO LET

104 Wandsworth Bridge Road London SW6

454 sq ft

Description: 104 Wandsworth Bridge Road comprises a newly refurbished boutique shop. The unit is being refurbished to a high standard with hard wood flooring, recessed halogen lighting, air conditioning, and new shopfront. The unit therefore offers a rare opportunity to acquire a boutique style shop/office ready for immediate occupation in a desirable part of Wandsworth Bridge Road. The property currently extends to the following approximate dimensions:

Ground Floor Retail:	22.7 sq m (245sq ft)
Basement:	19.4 sq m (209 sq ft)

Location: The property is located within the London Borough of Hammersmith and Fulham, midway along Wandsworth Bridge Road (A217) between its junctions with Studdridge St and Rycroft St. 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

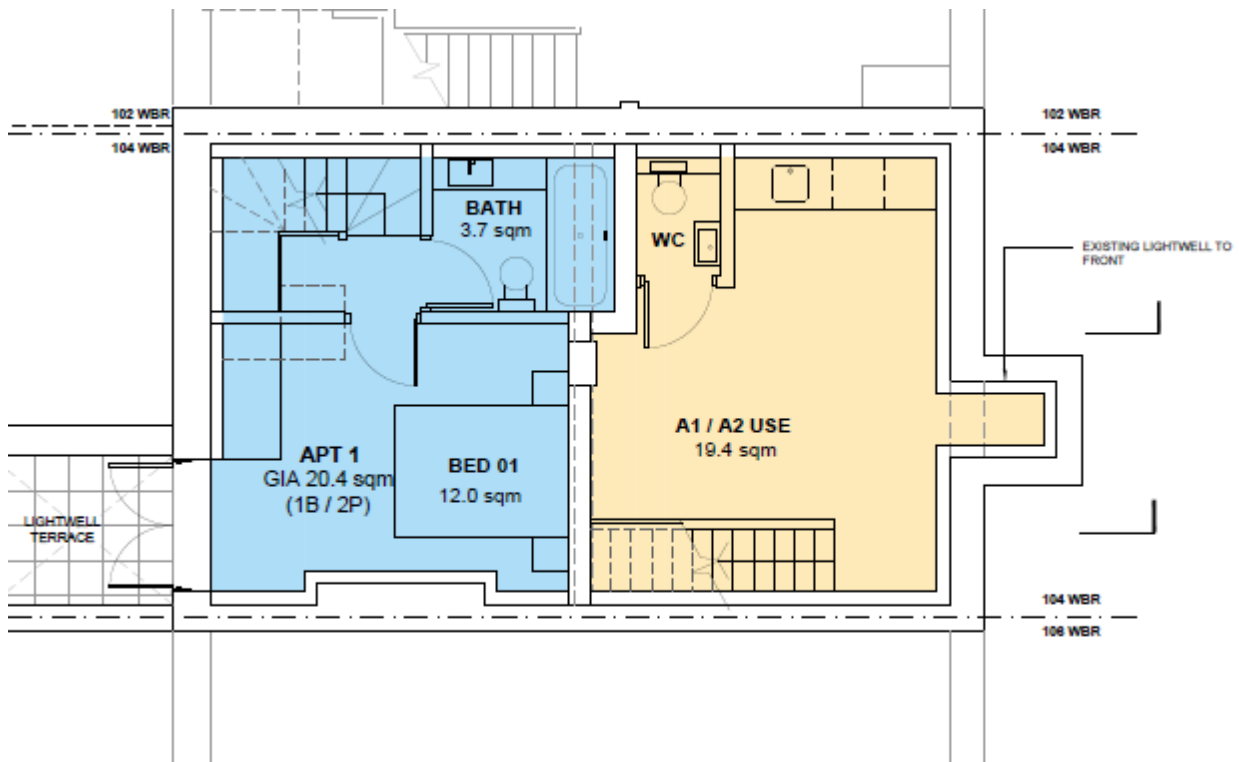
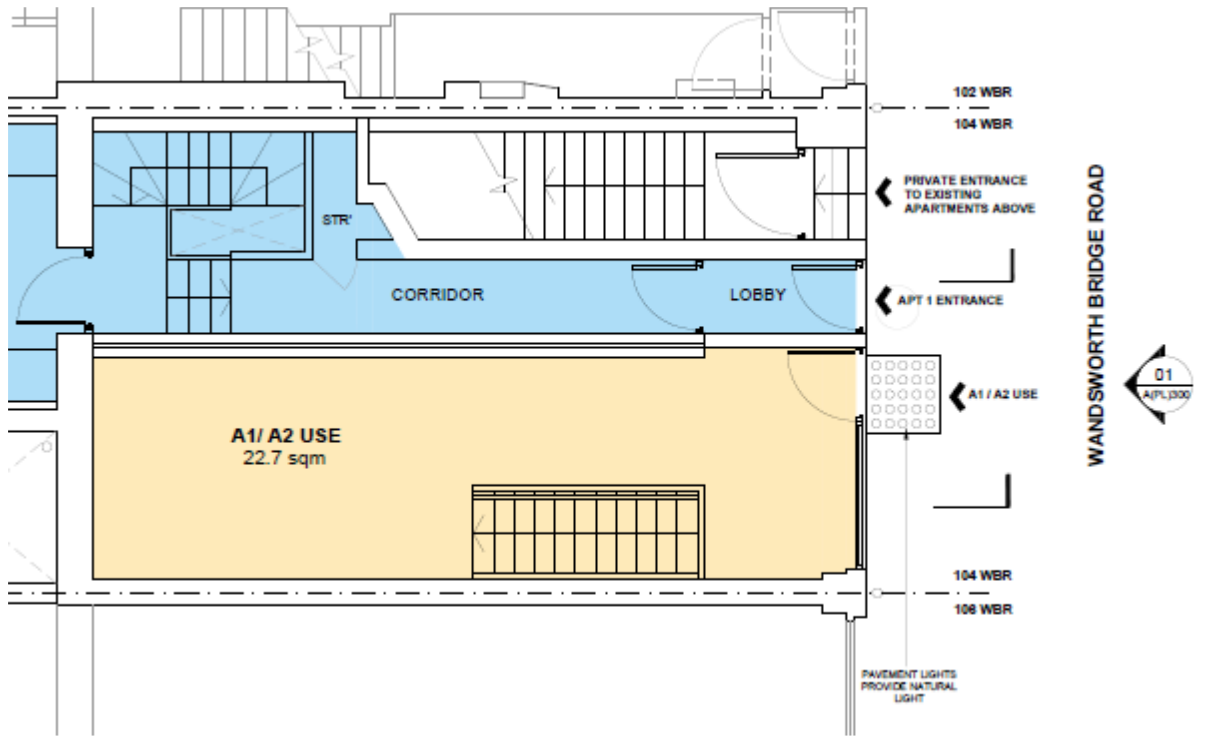
TERM: A new FRI Lease for a Term to be agreed

RATEABLE VALUE: TBC, but it believed that the unit will fall below the small business threshold and may therefore be exempt from business rates for the current year.

AVAILABLE: On completion of legal formalities from July 2020.

Chartered Surveyors :: Commercial Property Agents :: Investment Consultants
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VIEWING: Strictly by appointment:

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