

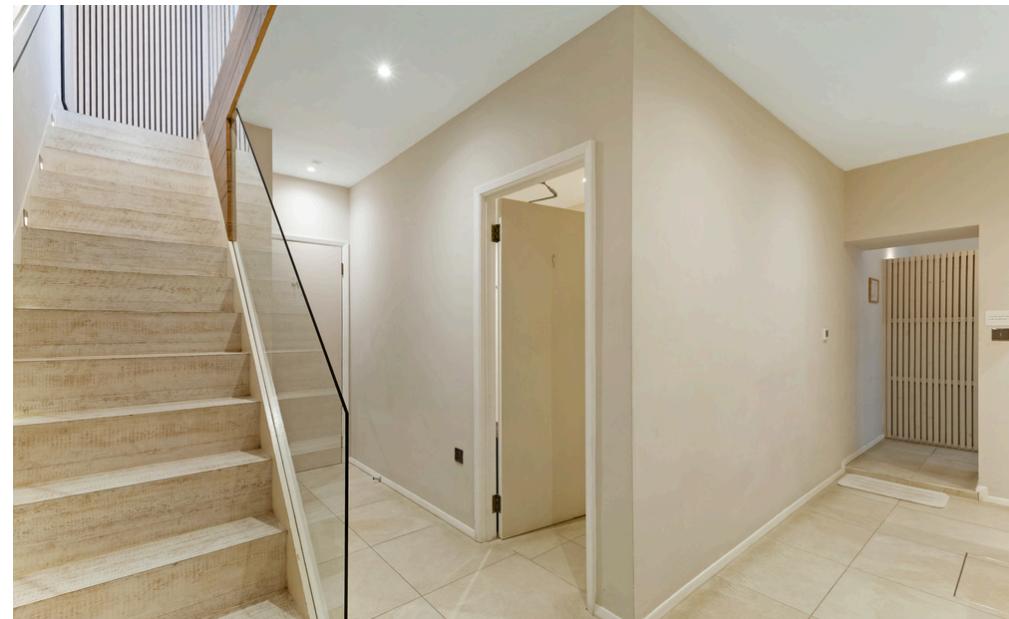
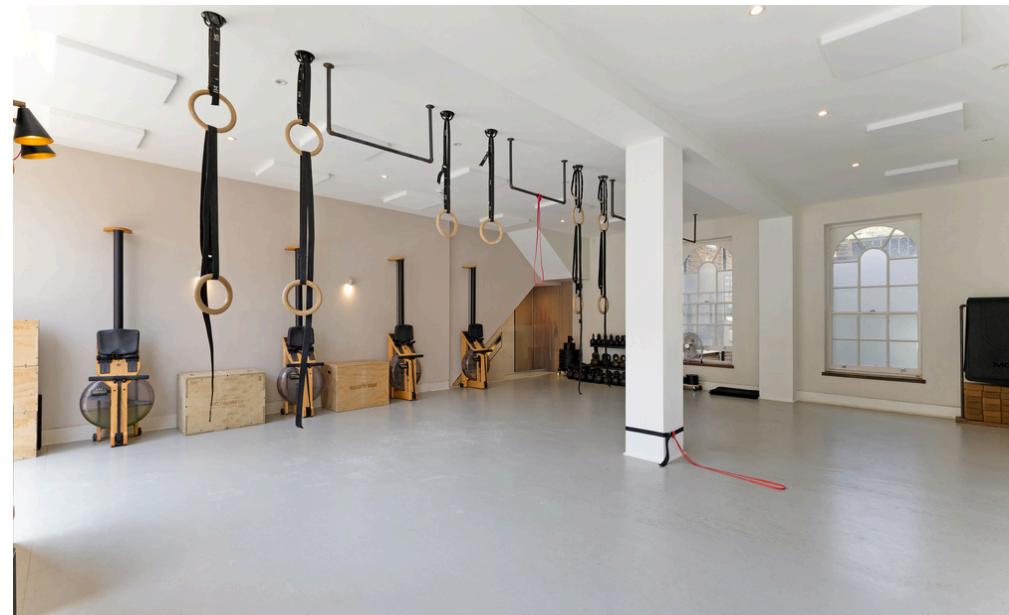
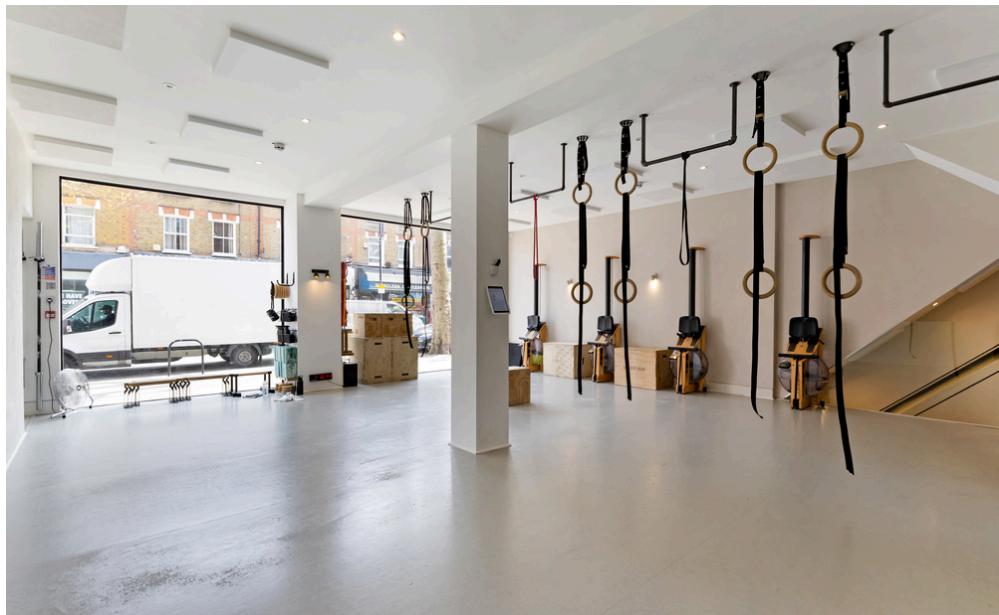
LEWIS  
&CO

Vause Cribb  
CHARTERED SURVEYORS



100-102 WANDSWORTH BRIDGE ROAD  
FULHAM, SW6 2TF

RETAIL INVESTMENT FOR SALE  
1,492 SQ FT



100 - 102  
WANDSWORTH  
BRIDGE ROAD  
FULHAM, SW6 2TF



LEWIS  
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## DESCRIPTION

Forming a substantial double fronted ground floor shop with ancillary storage and basement, the subject property presents a rarely available prime double fronted retail investment opportunity.

The premises is let to Movers Fulham Ltd, who are trading as Moves, a modern, beautifully furnished gym and health studio. The lease is 10 years from 13/11/2023, with a rent review at 5 years. They are currently paying £50,000 p.a. The property is not subject to VAT.

## LOCATION

Situated in a highly visible prime position on the West side of Wandsworth Bridge Road, in Fulham, the property provides one of the most prominent opportunities available on the Street. Wandsworth Bridge Road has recently grown to become a popular retail destination, attracting an increasing number of retailers focused on Interior Design, and home improvements.

The parade also boasts a broad range of independent shops, cafes and restaurants creating a hive of local activity. The nearby residential population is extremely affluent and the property is well positioned to serve the catchment areas nearby.



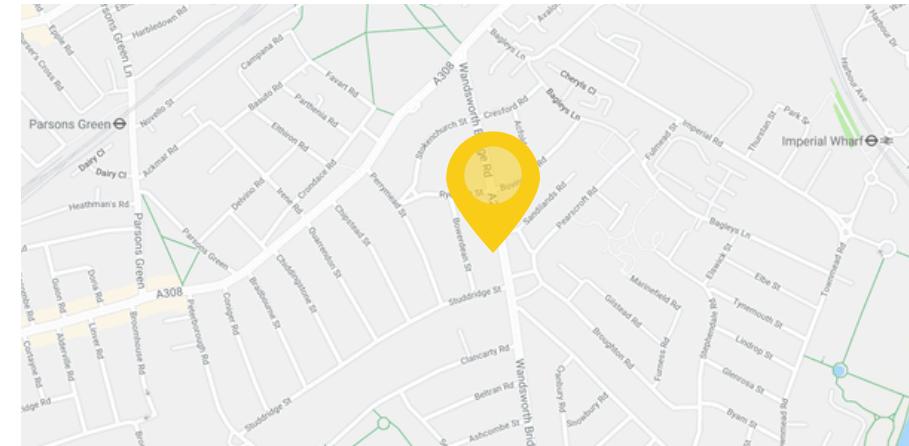
## SPECIFICATION

- Rare double fronted investment opportunity.
- Situated in a highly visible prime position on this popular high street.
- Well situated to serve the nearby affluent residential population.
- Use Class E.

## FLOOR AREAS

Floor	sq ft	sq m
Ground	787	73.11
Basement	705	65.50
<b>Total</b>	<b>1,492</b>	<b>138.61</b>

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## TERMS

New 999 long leasehold available.

## SALE PRICE

£650,000. This reflects a NIY of 7.31%.

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the joint sole agents.

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