



**63 - 65 Garratt Lane, Wandsworth, SW18 1FD**

**PROMINENT RETAIL PREMISES | FRONTING GARRATT LANE**

**TO LET**

**Area: 2,314 FT<sup>2</sup> (215M<sup>2</sup>) | Initial Rent: £60,000 PA |**



**Location**  
Wandsworth



**Availability**  
Immediate



**Frontage**  
Prominent



**Parking**  
On-site

#### LOCATION:

The available ground floor retail unit comprises part of a mixed-use scheme development, located on the east side of Garratt Lane, just south of the entrance to Sainsbury's car park, opposite Southside Shopping centre.

Southside Shopping Centre, which is one of the largest in South West London providing circa 600,000 sq. ft. of retail and leisure accommodation. Retailers include: TK Maxx, Uniqlo, Waitrose, Topshop, Virgin Active, Cineworld, Easy Gym, Wagamama and Gourmet Burger Kitchen.

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### DESCRIPTION:

Situated in a prominent position, fronting Garratt Lane in Wandsworth, the available ground floor retail unit extends to a total area of approximately 2,314 sq.ft.

The property currently has A1 retail and other uses subject to planning.

Floor plans available upon request.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	2,314	215
<b>TOTAL</b>	<b>2,314FT<sup>2</sup></b>	<b>215M<sup>2</sup></b>

### AMENITIES:



**Disabled Access**  
DDA compliant



**Natural Light**  
Good



**Bus**  
Excellent routes



**Cycle Storage**  
Outside



**Café**  
Caffè Nero



**Gym**  
Several nearby

### TENURE:

Terms to be agreed.

**INITIAL RENT PA:** £60,000

**VAT:** Applicable.

**SERVICE CHARGE:** Upon application

**RATES PAYABLE:** Estimated at approx £20,499 pa.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

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