

Battersea / Nine Elms Shop To Let

182 Wandsworth Road
SW8 2LA

Property at a glance:

1,014 ft² / 94.16 m²

To Let: £24,500 p.a.x.

D1/2 uses considered

300m from Nine Elms station

Good footfall

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commercial^{SW}



Location: The property is located close to the junction of Wandsworth Road and Cowthorpe Road, approximately 900 metres from Wandsworth Road train station. The area is well served by numerous bus routes.

The Northern line extension is to open at Nine Elms, approximately 300 metres away (pictured right). The station is scheduled to be open in Autumn 2021.

Nearby occupiers include a range of independent occupiers, as well as multiples such as PureGym and Dominos.

Description: The ground floor unit comprises open plan space, with ancillary storage at lower ground floor. WCs are fitted at ground floor. It is possible to create rear access for the unit from Andrew Place.

Rent: £24,500 per annum exclusive.

Terms: Available on a new FRI lease for a term to be agreed.

Planning: The property benefits from Sui Generis planning consent for a betting shop. Numerous uses will be considered STPP, including A1/2/3 and D1/2.

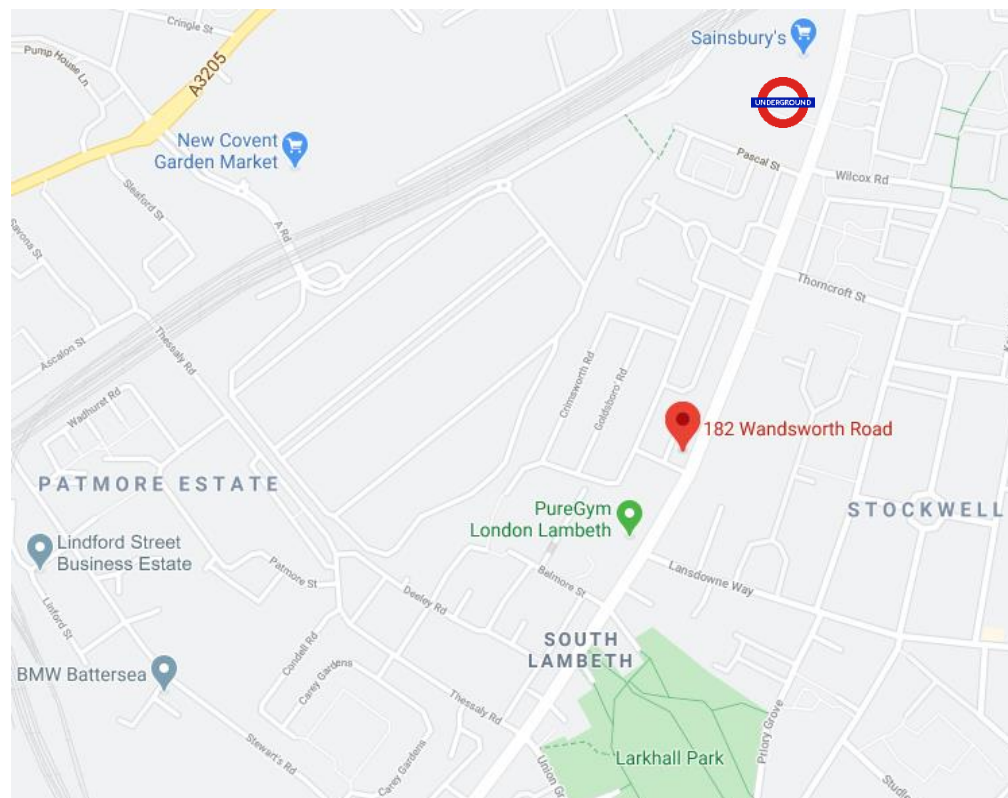
Business Rates: Rateable Value (2017) - £14,250

Interested parties are advised to make their own enquiries with Lambeth Borough Council.

EPC Rating: C – report available upon request.

Legal Costs: Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing: For further information and viewings, please contact Mike or Ashley at Randell Commercial on 020 7135 2033.



Measurements:

Ground Floor	887 ft ²	82.38 m ²
Ancillary Storage	127 ft ²	11.78 m ²
Total	1,014 ft²	94.16 m²

Floor Plans: Available upon request.

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