

# To Let A1 Use

158-160 Battersea Bridge Road  
London  
SW11 3AW

August 2019



158-160 Battersea Bridge Road, London SW11 3AW

## Description

Battersea Bridge Road is located to the east of Battersea Park and due north of Battersea Park Road (A3205). The parade of shops owned by Wandsworth Council primarily serves the local Surrey Lane Estate.

This double unit sits in the middle of the parade and benefits from a large glass frontage onto a busy road with plenty of passing traffic.

Battersea Park and Queenstown Road stations provide the nearest mainline rail connections and are within 15 minutes' walking distance. There are also numerous bus routes into Central London and Wandsworth.

## Accommodation

The subject property comprises of ground floor retail space below a residential block.

Approximate areas are as follows:

	Sq ft	Sq m
Ground NIA	1,043	96.92
<b>Total</b>	<b>1,043</b>	<b>96.92</b>

## Rent

In the region of £20,000 per annum.

## Lease

A new flexible lease contracted out of Sections 24-28 of the Landlord & Tenant Act 1954 is being offered. The unit will be taken as seen.

## Rent Deposit

A six month rent deposit will be required.

## Service Charge

TBC

## Business Rates

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal Costs

The tenant is to be responsible for all legal costs incurred in the transaction. You are advised to obtain professional advice from a chartered surveyor, solicitor or licensed conveyancer before entering into any legally binding commitment.

## EPC

The EPC is rated C.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

**For further information or an appointment to view please contact**

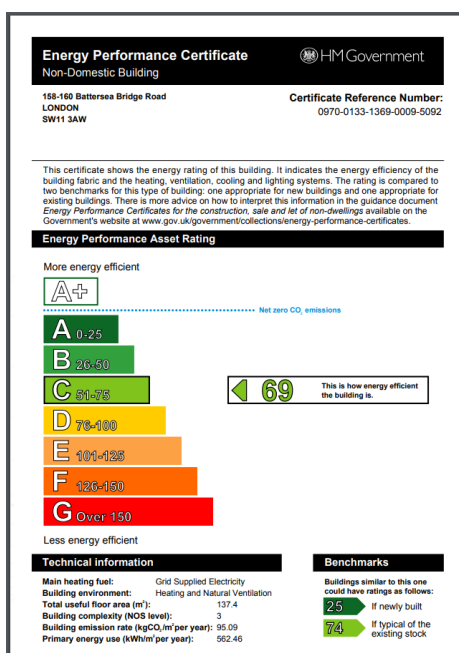
Oliver Carpenter

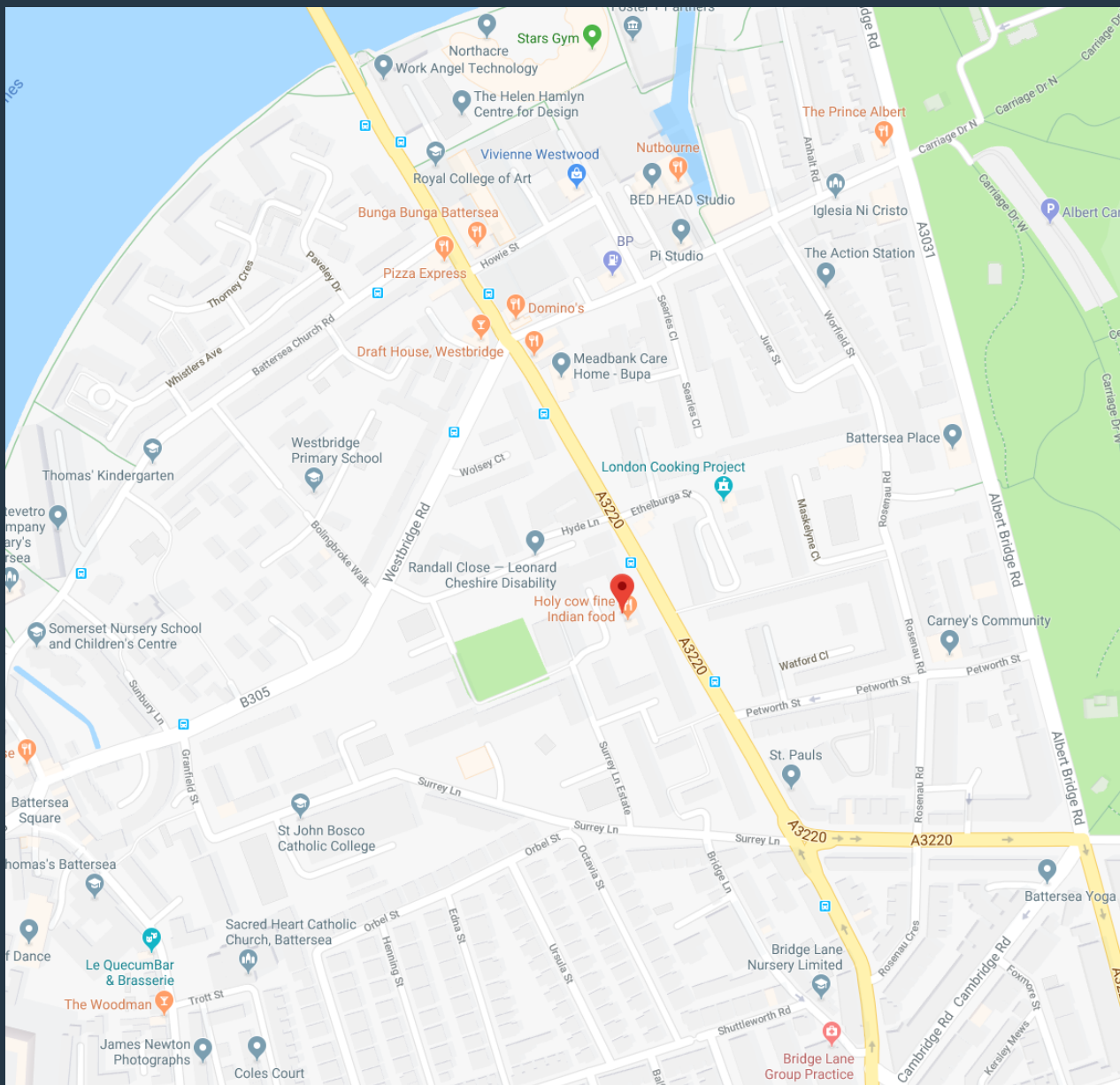
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## Avison Young

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