

# TO LETTel: 07885 912 982DOUBLE FRONTAGE RETAIL UNIT (CLASS E)



GROUND & BASEMENT FLOORS 168 - 170 BATTERSEA PARK ROAD SW11 4ND APPROX. 1,871 SQ FT (174 SQM)

USE CLASS – CLASS E RENTAL - £55,000 PER ANNUM EXCLUSIVE

# 168-170 BATTERSEA PARK ROAD LONDON SW11 4ND.

### Location

Located within a parade of other independent retailers close to the junction with Beechmore Road and south of Battersea Park.

## Description

A self-contained large retail unit arranged over the ground and basement floors under the use Class E (Commercial, business & service) and with the added benefit of the unit having a double frontage. Originally two separate units, the ground floor is divided into two main areas currently used as a showroom with a workshop at the rear. There is a single staircase between the two units leading down to a selection of small rooms, kitchen and W.C facilities. There is also a small yard accessed from the basement.

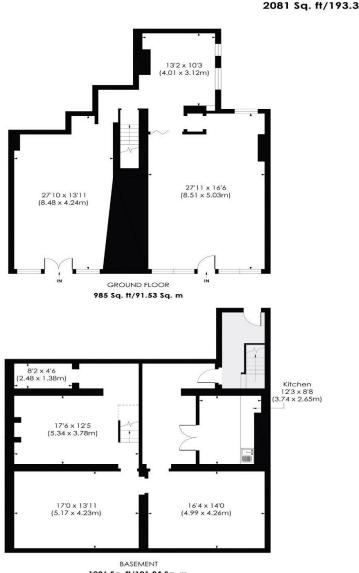
Size: - 1,871 sq ft (174 sq m)

Term - A new lease offered on terms by arrangement.

Rent - £55,000 per annum exclusive of all outgoings.

#### **BATTERSEA PARK ROAD, SW11**

Approx. Gross Internal Floor Area 2081 Sq. ft/193.37 Sq. m



1096 Sq. ft/101.84 Sq. m

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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#### Location

Located on Battersea Park Road and at the junction of Beechmore Road and within easy access to Battersea Park mainline and Clapham Junction less than a mile away. There are also various bus routes that serve the area to most destinations.

#### \* Specifications

Double frontage

- ✤ Workshop area
- Kitchen
- ✤ W.C facilities
- Small yard

#### Service Charge

Service charge and buildings insurance to be confirmed.

#### EPC

E - 125

#### **Floor Area**

 Ground Floor
 931 sq ft (86.5 sqm)

 Basement
 940 sq ft (87.3 sqm)

 Total
 1871 sq ft (173.8 sqm)

#### Term

A new lease offered on terms by arrangement.

#### **Business Rates**

As at the 1<sup>st</sup> April 2023, the Rateable Value is  $\pounds 24,750$  per annum. Therefore the rates payable is approx.  $\pounds 12,400$  per annum.

#### Rent

£55,000 per annum exclusive

#### VAT

The building is elected for VAT.

#### **Further Details**

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#### **MISREPRESENTATION ACT 1967**

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