

# TO LET A1 RETAIL UNIT

Tel: 07885 912 982



174 WANDSWORTH ROAD, SW8 2LA  
APPROX. 545 SQ FT (50.6 SQM)

USE CLASS - A1  
RENTAL - £14,000 PER ANNUM EXCLUSIVE

# 174 WANDSWORTH ROAD, LONDON SW8 2LA.

## Description

A self-contained ground floor retail unit forming part of similar units within a parade located in a predominantly residential location. The property benefits from frontage offering an open plan retail space to include a storeroom at the rear of the property including single W.C and tea-point. Some work is required to the main sales area for tenant's own occupation.





### Location

Located within a parade of shops along Wandsworth Road close to the junction with Cowthorpe Road and within walking distance to Wandsworth Road mainline station. There are various bus routes serving the community and a host of restaurants and bars all closeby.

### Term

A new lease offered on terms by arrangement.

### ❖ Specifications

- ❖ Electric heating
- ❖ Tea-point
- ❖ Storeroom

### EPC

To be assessed

### Floor Area

Ground Floor 545 sq ft (50.6 sqm)

### Business Rates

To be confirmed.

### Service Charge

Re-charge of buildings insurance.

### Rent

£14,000 per annum exclusive

### Further Details

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