

256 Wandsworth Road, London SW8 2JS  
Ground & Basement Floors  
Area Floor Space – Approx. 947 sq ft (88 sqm)

For Sale - £325,000.  
To Let - £22,500 per annum  
Available now.

# 256 WANDSWORTH ROAD, LONDON SW8 2JS

## Description

A former public house converted to a self-contained modern studio office with frontage comprising an open plan work space with a private meeting room on the ground floor and a large basement currently used as storage to include a single W.C and tea-point.

The unit can be used for a variety of uses under Class E and viewing is highly recommended.

Ground Floor:	567 sq ft (53 sqm)
Basement Floor:	380 sq ft (35 sqm)
<b>Total:</b>	<b>947 sq ft (88 sqm)</b>

## Location

Located on Wandsworth Road close to the junction with Thessaly Road and directly opposite Larkhall Park. The unit forms part of a variety of independent retailers serving the immediate community.

The property is now available to view either for sale on a new 999 year lease or to let on a new lease on terms by arrangement.

# GROUND FLOOR



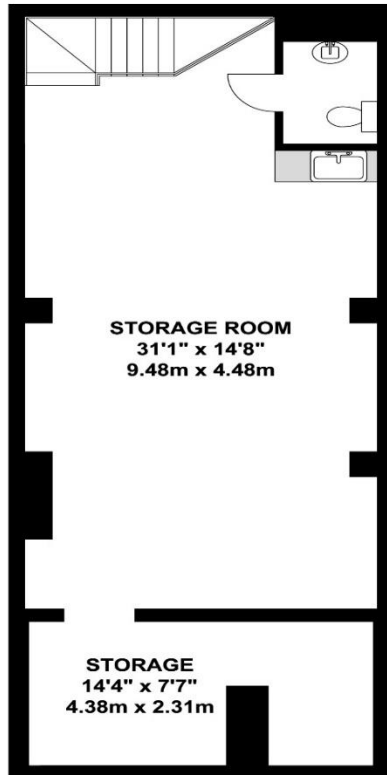
# GROUND FLOOR



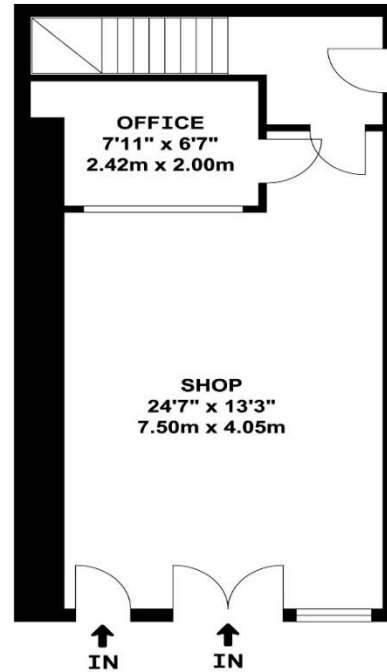
# BASEMENT FLOOR



**256 WANDSWORTH ROAD  
LONDON SW8**



**BASEMENT**



**GROUND FLOOR**

**APPROX. NET FLOOR AREA 947.22 SQ. FT / 88.00 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".



### EPC

E = 112

### Term

A new lease is available for a minimum term of three years on terms by arrangement.

### Floor Area

947 sq ft (88 sqm)

### Service Charge

Recharge of buildings insurance.  
Service charge to be confirmed.

### ❖ Specifications

- ❖ Wood flooring (ground floor)
- ❖ Suspended spotlights.
- ❖ Frontage.
- ❖ Private meeting room
- ❖ Large basement
- ❖ Single W.C.
- ❖ Tea-point

### Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £15,500 per annum.

Therefore the rates payable is approximately £7,735 per annum.

### VAT

VAT is payable on the purchase price, rent and service charge.

### Letting

£22,500 per annum quoted  
exclusive of all outgoings.

### Sale

Offers in the region of £330,000 on a 999 year lease.

### Further Details

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