

TO LET

DOUBLE FRONTAGE RETAIL UNIT (CLASS E)

Tel: 07885 912 982



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)

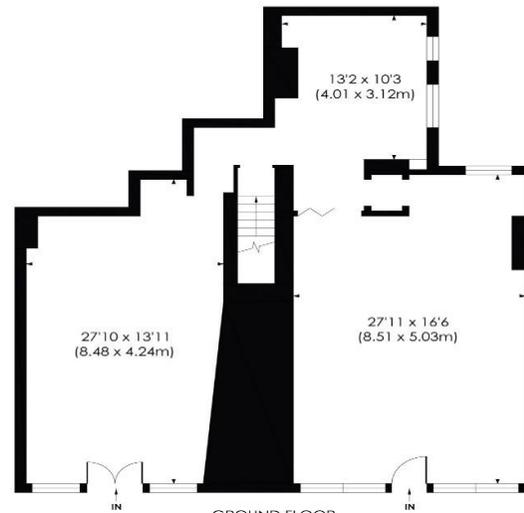
Term - A new lease offered on terms by arrangement.

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



GROUND FLOOR
985 Sq. ft/91.53 Sq. m



BASEMENT
1096 Sq. ft/101.84 Sq. m

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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 1st April 2023, the Rateable Value is £24,750 per annum. Therefore the rates payable is approx. £12,400 per annum.

Rent

£55,000 per annum exclusive

VAT

The building is elected for VAT.

Further Details

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