

HIGHLY PROMINENT UNIT TO LET

63-65 Garratt Lane, Wandsworth, SW18 4GR

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London, W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- **Affluent suburb of South West London**
- **Situated in a highly prominent location adjacent to Sainsbury's**

LOCATION

Wandsworth is a suburb of South West London, approximately 5 miles from the centre of London. It is located just south of the river between the suburbs of Battersea and Putney, benefitting from a high residential density and an affluent population of approximately 315,000 people.

The subject property is situated in a highly prominent location on Garratt Lane, adjacent to **Sainsbury's** and in close proximity to **Waitrose, Cineworld, Decathlon** and **Premier Inn**.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales: 215 sq m 2,314 sq ft

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction

RENT

£60,000 per annum exclusive of rates, service charge and VAT (if applicable).

RATES

Rateable Value (18/19) - £41,750

Interested parties should verify these figures with Wandsworth Council (0208 871 6000).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

SPECIFICATION

The premises are handed over in their existing condition.

SUBJECT TO VACANT POSSESSION



INSPECTIONS

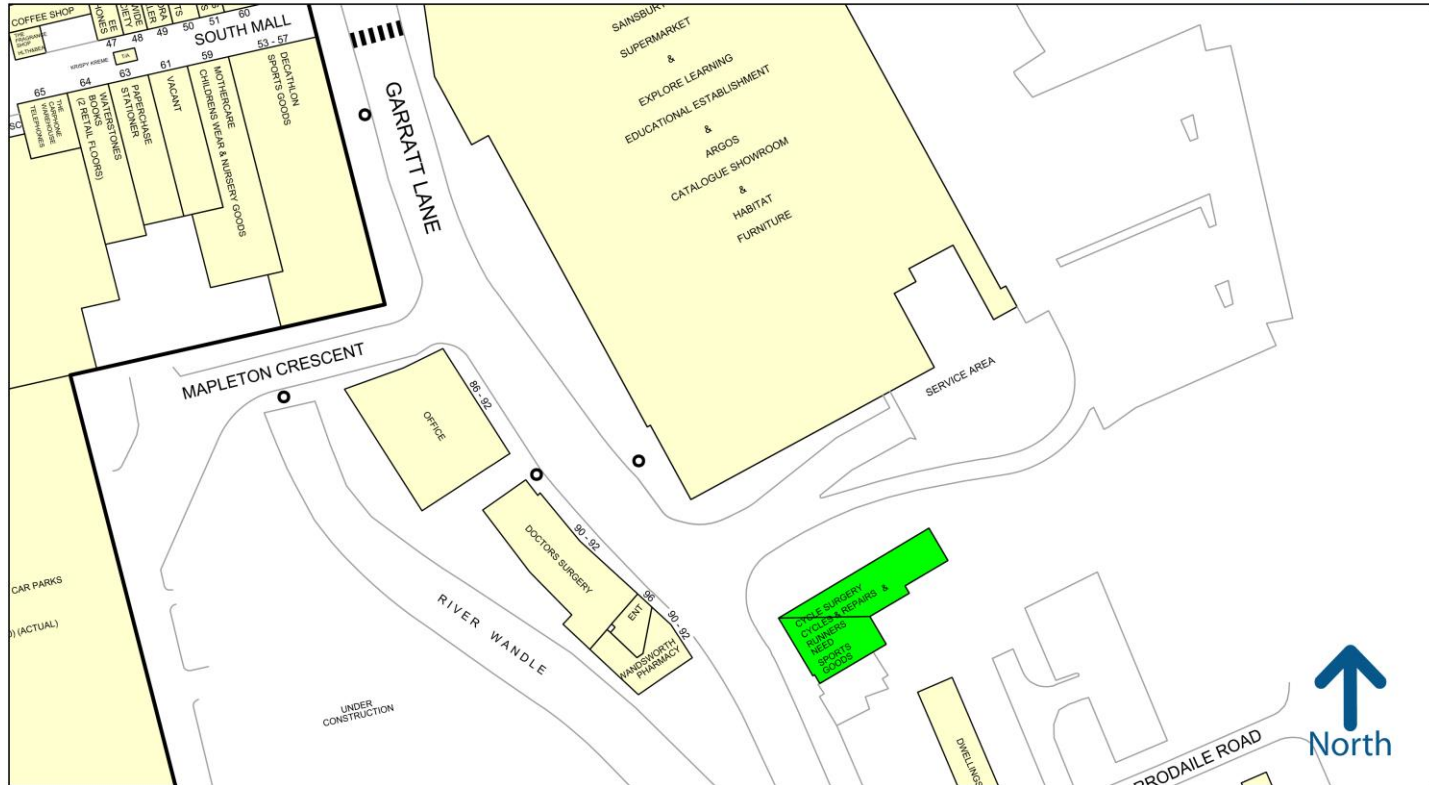
Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
nick@fawcettmead.co.uk

Subject to Contract / Vacant Possession



Wandsworth



Experian Goad Plan Created: 03/05/2019
Created By: Fawcettmead



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