



Jessica House Wandsworth High Street Wandsworth SW18 4LS

GROUND FLOOR COMMERCIAL UNIT TO LET /
FOR SALE

Area: 1,086 FT² (101 M²)

Initial Rent: £35,295 PA

Price: £400,000



LOCATION
Wandsworth High
St



TRAIN
8 - 10 mins walk



PARKING
1 space included



AVAILABILITY
Immediately



USE CONSENT
Class E



WORKSTATIONS
5 - 12 desks



KITCHEN
Private



AIR CONDITIONING
Throughout



CAFÉ (S)
Wandsworth High
St.



GYM
Wandsworth High
St.



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Continued

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LOCATION:

The affluent London Borough of Wandsworth is one of the largest and only lies 4 miles south west of London's West End.

Wandsworth High Street is a key location in the Borough lying between existing residential communities such as Putney and the growing leisure destinations in Wandsworth and Clapham.

Jessica House is located close to the High Street itself which benefits from a large number of independent boutique style shops. Southside Shopping Centre, which is one of the largest in South West London providing circa 600,000 sq. ft. of retail and leisure accommodation. Retailers include: TK Maxx, Uniqlo, Waitrose, Topshop, Virgin Active, Cineworld, Easy Gym, Wagamama and Gourmet Burger Kitchen.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	1,086	101

DESCRIPTION:

Ground floor self-contained commercial premises extending to a total area of approximately 1,086 sq.ft. situated in the heart of Wandsworth.

Recently refurbished and now available for immediate occupation.

We understand that the premises will benefit from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including retail, financial and professional services, office and medical uses.

One parking space included.

TENURE:

A new full repairing and insuring lease for a term to be agreed.

Long leasehold.

VAT:

Applicable.

SERVICE CHARGE:

£2,500 pa.

RATES PAYABLE:

£12,000 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

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