



58 Allfarthing Lane Wandsworth SW18 2AJ

DOUBLE FRONTED RETAIL/YOGA STUDIO

Area: 910 FT² (85 M²)

Initial Rent: £22,500 PA



LOCATION
Wandsworth



FRONTAGE
Substantial



PARKING
Forecourt



TRAIN
Wandsworth Town



USE CONSENT
Class E



CATCHMENT
Good



AVAILABILITY
Q2 2021



DISABLED ACCESS
DDA compliant



NATURAL LIGHT
Excellent



SHOWERS
Private



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Continued →
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LOCATION:

The property is situated on the north side of Allfarthing Lane, opposite St Ann Park Road.

Allfarthing Lane is a connecting road between East Hill and Garratt Lane and is close to the centres of Wandsworth, Earlsfield and Clapham Junction.

With excellent transport links, public transport is available from Wandsworth Town Station (one stop from Clapham Junction) and well connected with local bus links.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Floor Area	910	85
TOTAL	910	85

DESCRIPTION:

The property comprises a well fitted high quality self-contained double fronted retail and yoga studio arranged as a reception and sales area, a large open studio, a private kitchen, WCs and shower to the rear of the commercial unit.

We understand that the premises benefits 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.

Available and ready for occupation Q2 2021.

TENURE:

Available on new full repairing and insuring lease for a term to be agreed by negotiation.

VAT:

Applicable

SERVICE CHARGE:

To be confirmed

RATES PAYABLE:

Approx. £5,200 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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