

**94 Wandsworth Bridge Road**

Fulham, London, SW6 2TF

Substantial Retail Unit

1,373 sq ft
(127.56 sq m)

- Superior multi-zone showroom spaces.
- Fabulous Basement.
- Private Patio garden.
- Forecourt demise.
- Available immediately.

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Summary

Available Size	1,373 sq ft
Rent	£25,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Situated towards the favoured northern end of this busy and destination-led retail hub, this is a striking and versatile retail opportunity with an abundance of showroom space and high levels of visibility from passing traffic and footfall. This particular section of the road has become a destination for furniture and design-led retailers with the immediate proximity of a high density residential population and supportive local community.

The property is offered in excellent internal condition and would suit a variety of occupational users within Use Class E.

Location

The property is located on northern part of Wandsworth Bridge road. It is within walking distance to both Parsons Green and Fulham Broadway stations (District line), as well as Imperial Wharf and Wandsworth Town (Overground).

Whilst the property offers easy access to the New Kings road and hubs of Parsons Green, Fulham Broadway, and Wandsworth Town, the Wandsworth Bridge road itself offers a healthy selection of shops, cafes, bars, and restaurants.

The PTAL Rating is 3.

Terms

Rent: £25,000 per annum.

Rateable Value: £23,500.

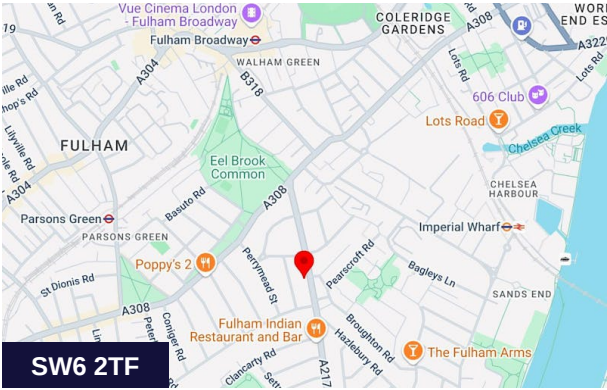
Rates Payable: £11,500. We would recommend verifying these rates with the The London Borough of Hammersmith & Fulham on 020 8753 6681.

Possession: Full vacant possession immediately upon completion of legal formalities.

Lease Terms: Flexible.

EPC: TBC.

Legal Costs: Each party to bear their own legal costs.



Viewing & Further Information



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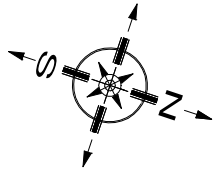


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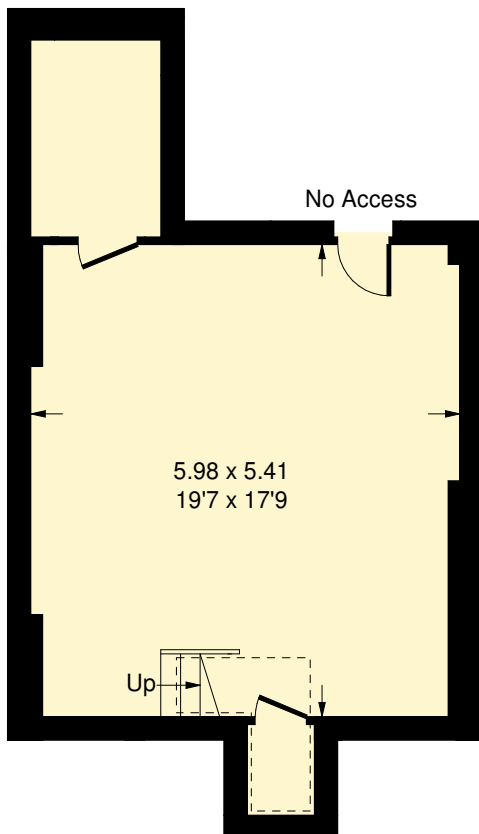
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Wandsworth Bridge Road, SW6

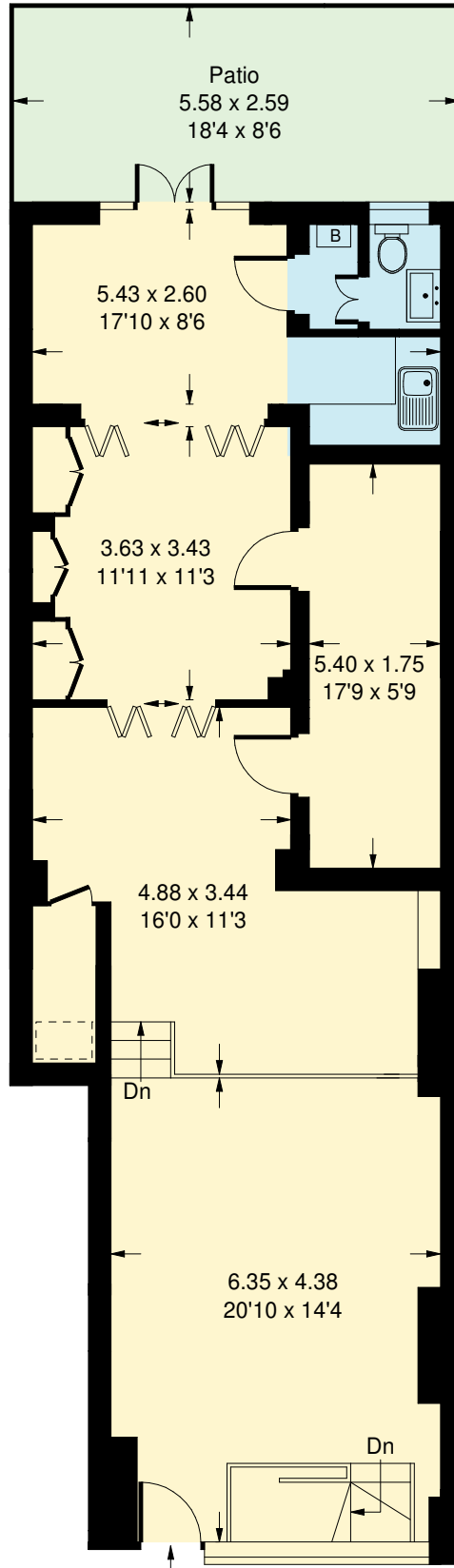
Approx. Gross Internal Area
127.6 sq m / 1373 sq ft



[Dashed line] = Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.