

LONDON, SW18 – 501A OLD YORK ROAD, WANDSWORTH

**PRIME SHOP TO LET OR FOR SALE
IMMEDIATELY OPPOSITE WANDSWORTH TOWN TRAIN STATION**

IDEAL FOR A2 OR A3 USE – SUBJECT TO PLANNING

SITUATED CLOSE TO COSTA, PIZZA EXPRESS AND SAINSBURY'S LOCAL

LOCATION

The property is located in Wandsworth Town, an affluent and densely populated suburb of South West London immediately opposite Wandsworth Town Train Station and close to the extremely popular **Alma** public house. Nearby occupiers include a mix of upmarket independent retailers and multiple occupiers including **Costa, Sainsbury's Local, James Pendleton Estate Agents, Jacksons Estate Agents, Mary's Living & Giving, Brew and Pizza Express.**

THE PROPERTY

The property is arranged on ground floor only comprising the following approximate net internal floor area:-

Gross Frontage	-	5.00 m	16' 05"
Internal Width (max)	-	8.36 m	27' 05"
Shop Depth	-	31.72 m	104' 01"
Ground Floor Sales	-	148.36 m ²	1,597 sq.ft.

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed. Quoting terms are available upon request.

Alternatively, the premises are available for sale and further information is available upon request.

PLANNING

The property benefits from A1 Shop Use but is ideal for A2 or A3 Use such as an estate agent or restaurant, subject to planning.

EPC

An EPC is available upon request.



RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£29,250
UBR (2016/2017)	-	51.7p
Rates Payable (2016/2017)	-	£15,122

Please note, the above figure includes the Crossrail Levy, however interested parties are advised to make their own enquiries to the Local Authority.

COSTS

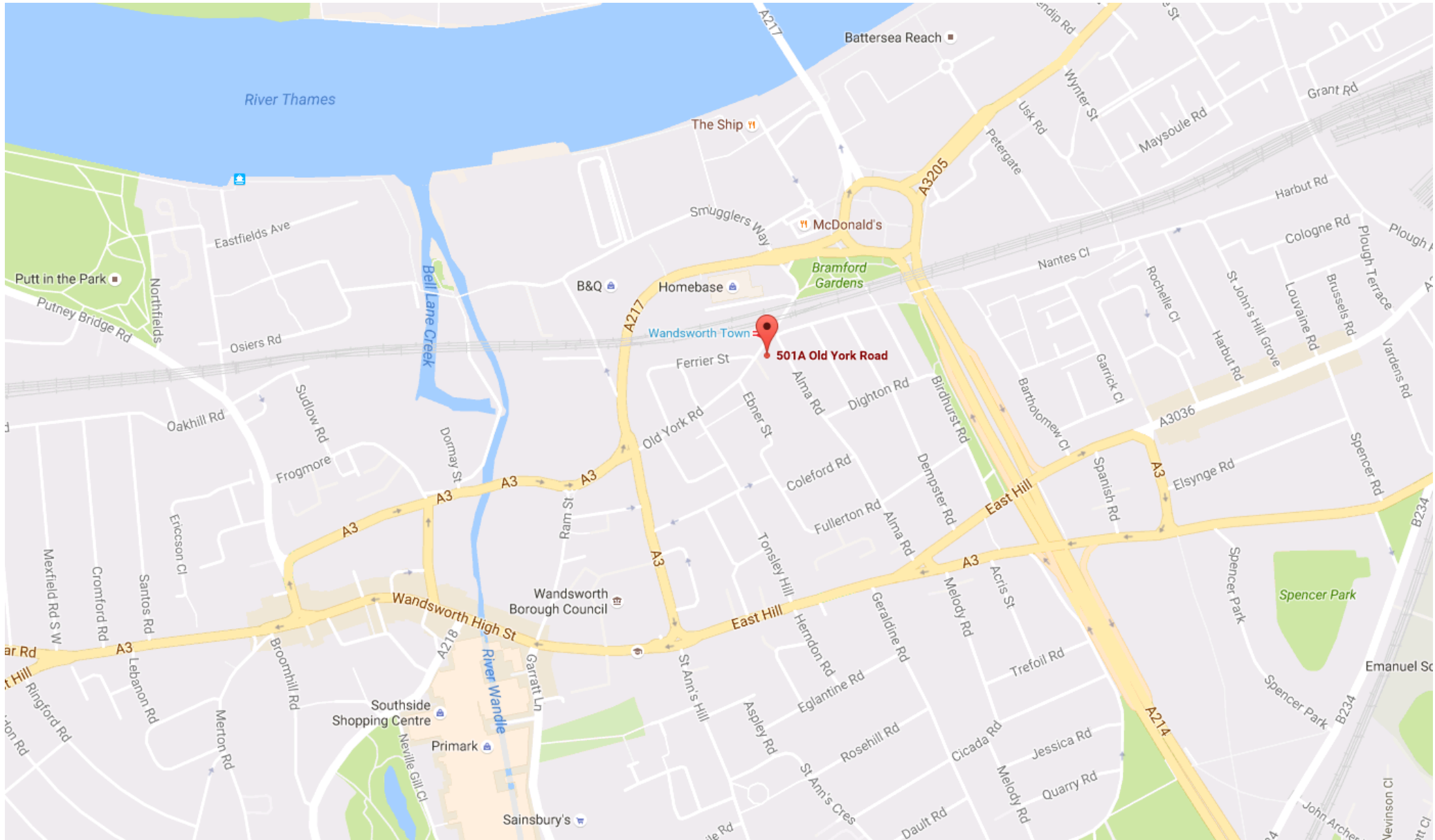
Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

INSPECTION

Inspections may only be carried out with prior notice by contacting:-

Jonathan Daniels jonathandaniels@smithprice.co.uk or
John Mortimer johnmortimer@smithprice.co.uk

Tel: 020 7409 2100



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.