

TO LET

112.8 SQ. M (1214 SQ. FT) APPROX.

119 HIGH STREET, WANDSWORTH, LONDON SW18 4HY

SNELLER COMMERCIAL

CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **A2/A1 SHOP PREMISES**
- **PROMINENT POSITION**
- **CLOSE TO SOUTHSIDE SHOPPING CENTRE AND TESCO EXPRESS**
- **NEW LEASE AVAILABLE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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LOCATION

The property is located on the busy A3 between West Hill and Wandsworth High Street, close to the Southside Shopping Centre. Other operators in the parade include Tesco Express, Tops Pizza, a hair salon and barbers as well as a selection of other independent traders.

Southside Shopping Centre and Wandsworth Town railway station are within half a mile.

DESCRIPTION

The property comprises an end terrace retail unit which currently benefits from A2 (financial and professional services) or A1 (retail) use.

The property benefits from a net internal return frontage of 22ft and full height glazing to the rear.

Currently fitted for office use, the property has the benefit of the following :-

- Suspended ceiling with office lighting
- Electric heating
- Disabled WC plus second WC
- Electric water heater
- Fire Alarm
- Partitioned rear office/storage
- Fitted kitchenette
- Full height glazing to the rear

ACCOMMODATION

The property has a total approximate net internal floor area of:-

112.8 sq. m (1214 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£30,000 per annum exclusive.

BUSINESS RATES

2017 Rateable Value: £19,250

For confirmation of rates payable, please contact the business rates department of Wandsworth Council.

ENERGY PERFORMANCE RATING

Energy Rating: D98

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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