

To Let



A1 Retail Unit To Let Wandsworth SW15

- Prominent Location
- Finished to a high standard
- 398 Sq Ft Internally
- Alarm and Video Entry System
- WC and Kitchen
- New FRI Lease (Terms Negotiable)
- £14,000 per annum exclusive

4 Upper Richmond Road, SW15 2SD

James Dyson
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020 7819 2380

Evans Pearson

Chartered Surveyors

1 Princes Close
Clapham Old Town
London
SW4 0LG

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LOCATION

The property is situated on the North Side of Upper Richmond Road (A205), at the junction with West Hill (A3). The cross section here of the two busy arterial roads through South London ensure a prominent position with heavy traffic flow, and great visibility.

Although a mostly residential area, immediate neighbours include Costcutter, Best One, Ethicare Dental, and other local tenants.

East Putney Underground Station (District and Circle Line) is located 0.4 miles away. Putney High Street is 0.7 miles away where you will find the main shopping area and Putney Mainline Rail Station. 0.4 Miles to the East of the property is Wandsworth High Street, The Southside Centre and the soon-to-be developed Ram Brewery site.

The location is well serviced by a number of bus routes along the South Circular (A205) and the A3.



DEMOGRAPHICS (1 MILE RADIUS)

2015 Population:	75,696
2015 Population 18+:	61,992
2015 Population 65+:	4,161
Average Age:	35.45

Owner Occupied:	16,042 households
Renter Occupied	11,852 households

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DESCRIPTION

The property comprises a ground floor retail unit, previously trading as 'Skinlab' Clinic. The property is finished to a high standard - as was required by the previous tenants' hygiene requirements. Internally the property benefits from a reception/entrance area, two treatments rooms (partitioned only), with kitchen and WC to the rear. The property also benefits from alarm and video entry system.

TENURE

The property is available by way of a new Fully Repairing and Insuring lease. Terms to be agreed.

ACCOMMODATION

Ground Floor Internally: 37 sqm (398 sq ft)

USE CLASS

We understand the property has A1 Retail use. Interested parties must make their own enquiries with the local council to ensure the property has the use for which they intend it before entering into any contract.

RATES

Rateable Value: £9,800 (Under the Small Business Rates Relief threshold)

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE

Rental offers in the region of £14,000 per annum exclusive.

SUBJECT TO CONTRACT



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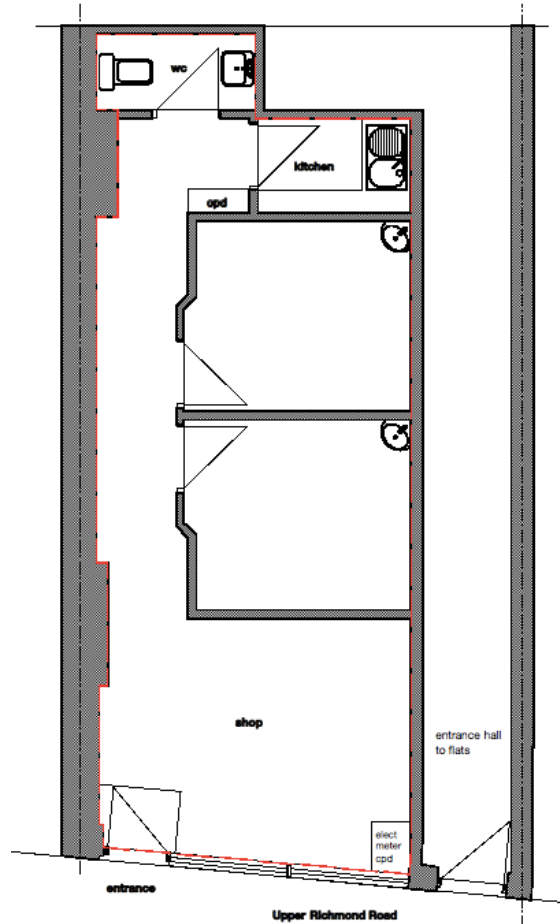
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Treatment Room 1



Treatment Room 2

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External



Kitchen

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