



## PROMINENT SHOP / OFFICE TO LET



**132 Wandsworth High Street  
Wandsworth, London SW18 4JP**

**Location:** Prominently positioned fronting Wandsworth High Street close to its junction with West Hill and Armoury Way. The area is well served by public transport.

**Description:** Two storey premises previously used as offices. Would suit office or retail use.

**Accommodation:**

Ground floor	50.23 m <sup>2</sup> (541 sqft)
First floor	55.83 m <sup>2</sup> (601 sqft)
<b>Total</b>	<b>106.06 m<sup>2</sup> (1,142 sqft)</b>

**Lease Terms:** An assignment of the existing 15 year full repair and insuring lease with effect from 6<sup>th</sup> May 2010 subject to 3 yearly rent reviews capped at 10% of the passing rent.

**Rent:** £18,000 pax

**VAT:** We are advised there is no vat payable on the rent.

**Business Rates:**

Rateable value	£9,600
Rates Payable	£3,974.40 (UBR 0.414)

Interested parties should make their own enquiries to the London Borough of Wandsworth Rating Authority.

**Legal Costs:** Each party to be responsible for their own legal costs.

**Viewing:** By appointment only through sole agents Mortimers  
Tel: 020 7198 8363