



RESTAURANT / A1 RETAIL / SHOWROOM TO LET



**175 Wandsworth High Street
SW18 4JB**

Location: The premises are located on Wandsworth High Street close to all local amenities and transport links of Wandsworth Town Centre.

Description: This is a ground floor restaurant with mezzanine level currently in shell condition. Our client will consider other retail and showroom uses.

Accommodation: The gross internal floor area has been calculated as follows:

Ground floor:	176.30 m ²	(1,897 sq ft)
Mezzanine:	107.33 m ²	(1,155 sq ft)

Lease Terms: A new full and repairing lease is available for a term to be agreed.

Rent: £49,950 pax

VAT: Payable where applicable.

Business Rates: The premises are not currently assessed for Business Rates. Interested parties should make their own investigations to the London Borough of Wandsworth.

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

Viewing: By appointment only through sole agents:
Mortimers Tel: 020 7978 7444