

178 GARRATT LANE LONDON SW18 4ED



**SHOP PREMISES WITH E USE CLASS – NEW LEASE
0.5 MILES FROM EARLSFIELD OVERGROUND STATION
(SOUTHWESTERN RAILWAY)
GROUND FLOOR – 495 SQ. FT. (45.98 SQ. M.)**

TO LET

Willmotts (Ealing) Ltd. Registered Office, 12 Blacks Road, London, W6 9EU. Registered in England No. 3345586
Willmotts Bristol, 13 Orchard Street, Bristol, BS1 5EH & Willmotts Mayfair, 121 Park Lane, London, W1K 7AG

Building Consultancy & Surveying, Commercial Agency, Commercial Management,
Commercial Investment, Professional Valuations, Residential Lettings, Residential
Sales, Residential Management, Service Charge & Estate Management

Location:

The property is situated on the western side of Garratt Lane (A217) close to its junction with Kimber Road. The unit forms part of a local parade of shops and restaurants in a vibrant and affluent residential district. Earlsfield Station (Southwestern Railway) is 0.5 miles south of the premises, and Southfields Underground (District Lines) is 1 mile west. The A3/A205 (South Circular Road) is 0.6 miles north which provides access to Greater London and further afield. Nearby national operators include Tesco Express, Pizza Hut, The Grosvenor Arms Public House and Flip Out Wandsworth.

Description:

The unit occupies a mid-terrace position arranged over ground floor, and forms part of a mixed-use building. The property benefits from two existing WCs, kitchenette facilities, and an office space.

Accommodation Schedule:

Floor	Net Internal Floor Area
Ground	495 sq. ft. (45.98 sq. m)
Total	495 sq. ft. (45.98 sq. m)

User:

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of £13,000; however, interested parties should make their own enquiries of the rates payable.

EPC:

The property has an EPC rating of 53 (C), and a copy of the EPC is available upon request.

Legal Fees:

Each party to bear its own legal costs.

VAT:

May be applicable at the prevailing rate.

Terms:

A new effective full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Rent:

£18,500 per annum, exclusive of VAT and other outgoings.

Anti-Money Laundering:

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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Floor Plans:

(Not to scale for indication purposes only)

