



VACANT CLASS E PREMISES CLOSE TO WANDSWORTH  
OFFERS IN THE REGION OF £350,000 FREEHOLD  
178 GARRATT LANE LONDON SW18 4DA

- VACANT CLASS E PREMISES
- APPROX. 495 SQ FT
- LOCAL NEIGHBOURHOOD PARADE
- 0.5M TO WANDSWORTH TOW CENTRE
- IDEAL OWNER OCCUPIER PREMISES

### 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

a well configured ground floor retail unit (currently trading as a coffee shop) and part of a mid terrace mixed use building. The property benefits from two existing WCs, kitchenette facilities, and an office space.

### User

Class E of the Town & Country Planning (Use Class) (Amendment) Order 2005.

### EPC

The Energy performance certificate has rating of C(53) . A copy of the EPC is available upon request.

### Accommodation Schedule

The property offers the following (GIA) approximate dimensions

Floor	Sq.M.	Sq.Ft.
Ground Floor	66.33	714

### Leases

Ground Floor - Vacant

Lease of Rear of Ground Floor and Basement is from 4th March 2022 until 3rd March 2172 at an initial ground rent of £250.00 pa, rising to, £500.00 for March 2047 -March 2072, and £999.00 until expiry.

1st & 2nd floor flat is a peppercorn ground rent and Lease expires 28th September 2173

Total income £250.00 per annum(rising)

### Tenure

Freehold subject to vacant possession of the ground floor only and the existing leases of the other parts of the building.

### Terms

Offers are invited in the region of £350,000 for our client's interest.

### VAT

The property has not been elected for VAT purposes.

### Legal

Each party to bear its own legal costs.

### AML

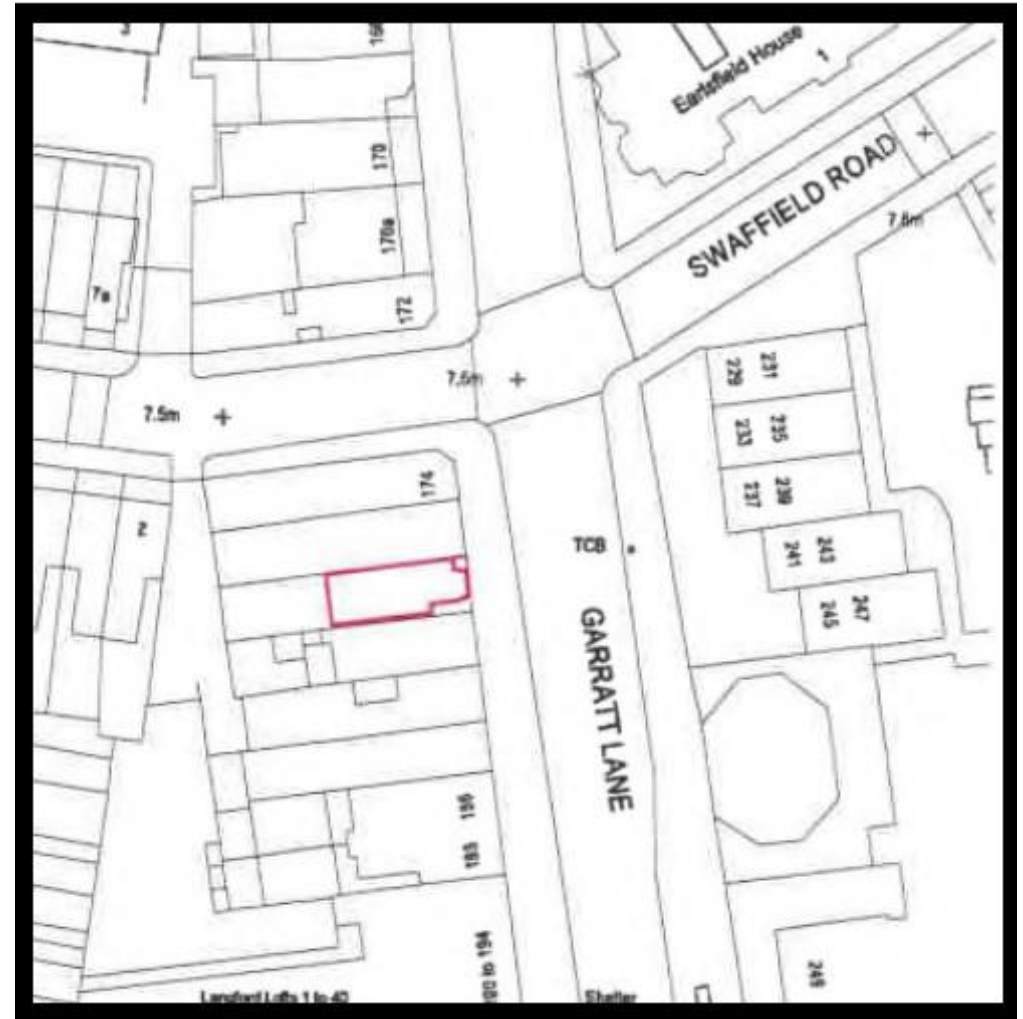
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

**RICS**the mark of  
property  
professionalism  
worldwide

178 GARRATT LANE  
EARLSFIELD SW18 4ED



### Viewing

By appointment only via seller's sole agent: Willmotts Chartered Surveyors.

Huseyin Zafer  
M: 07918482210  
E: h.zafer@willmotts.com

Emily Bradshaw  
M: 07920 769395  
E: e.bradshaw@willmotts.com

Varol Zafer  
M: 07900 224967  
E: v.zafer@willmotts.com

Shahid Sadiq  
M: 07961 410931  
E: s.sadiq@willmotts.com

<https://www.willmotts.com/commercial-agents FV900FEB24>



The Complete Property Service

020 8748 6644