

# FOR SALE / TO LET

## MODERN STUDIO IN SE11 (various uses including retail)

Tel: 07885 912 982



256 Wandsworth Road, London SW8 2JS  
Ground & Lower Ground Floor  
Area Floor Space – Approx. 1,077 sq ft (100 sqm)

For Sale - £390,000  
To Let - £27,500 per annum  
Available now.

# 256 WANDSWORTH ROAD, LONDON SW8 2JS

## Description

A former public house converted to a self-contained retail unit with frontage and excellent natural light. The ground floor comprises an open plan sales area with a kitchen and currently trading as a beauty salon. The lower ground floor offers a selection of small rooms used as treatment rooms to include a single W.C / shower and storage facilities.

The overall condition of the unit is in excellent condition throughout.

The unit can be used for a variety of uses under Class E and viewing is highly recommended.

Ground Floor:	470.3 sq ft (43.7 sqm)
Basement Floor:	606.3 sq ft (56.3 sqm)
<b>Total:</b>	<b>1076.7 sq ft (88 sqm)</b>

## Location

Located on Wandsworth Road close to the junction with Thessaly Road and directly opposite Larkhall Park. The unit forms part of a variety of independent retailers serving the immediate community.

The property is now available to view and a new lease is offered on terms by arrangement.

# GROUND FLOOR



# EXTERNAL



# GROUND FLOOR



# GROUND FLOOR



# LOWER GROUND FLOOR



# LOWER GROUND FLOOR

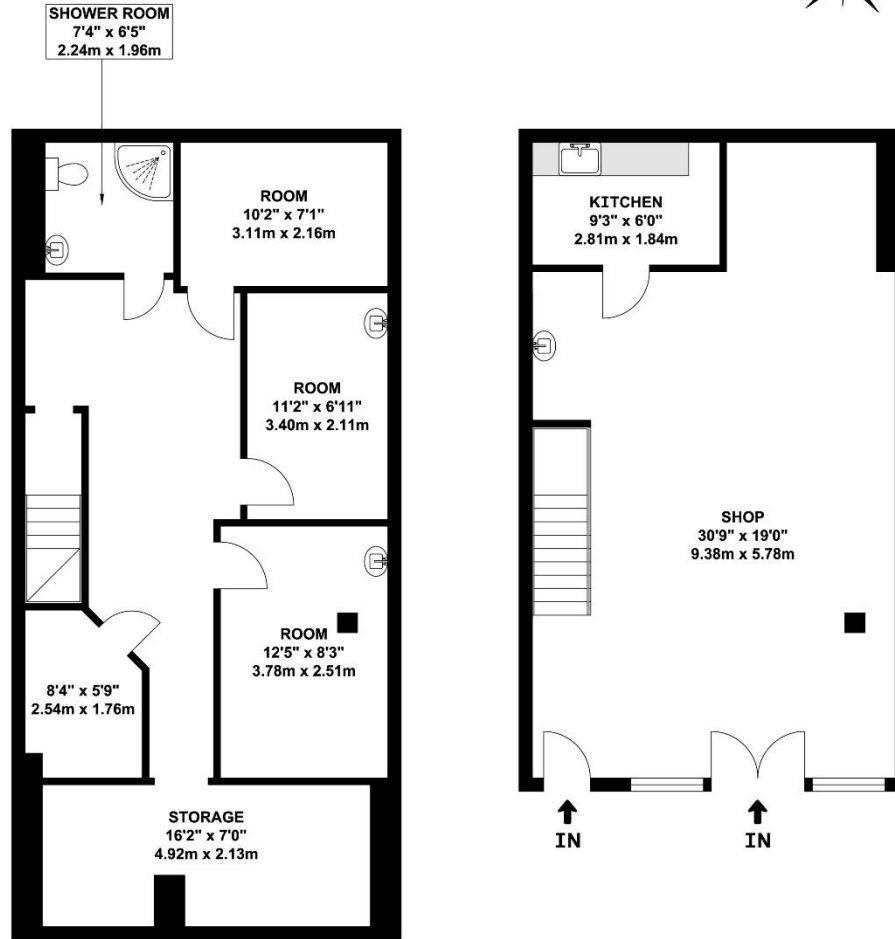




## LOWER GROUND FLOOR



256A WANDSWORTH ROAD  
LONDON SW8



**BASEMENT**

**GROUND FLOOR**

**APPROX. NET FLOOR AREA 1076.49 SQ. FT / 100.01 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".



### EPC

E = 106

### Term

A new lease is available for a minimum term of three years on terms by arrangement.

### Rental

£27,500 per annum quoted exclusive of all outgoings.

### Service Charge

Recharge of buildings insurance.  
Service charge to be confirmed.

### ❖ Specifications

- ❖ Wood flooring (ground floor)
- ❖ Suspended spotlights.
- ❖ Frontage.
- ❖ Private meeting room
- ❖ Large basement
- ❖ Single W.C.
- ❖ Tea-point

### Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £11,750 per annum.

Therefore the rates payable is approximately £5,864 per annum.

### Floor Area

1077 sq ft (100 sqm)

### VAT

No VAT is payable on the rent and service charge.

### Sale

Offers invited in the region of £390,000

### Further Details

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