



136 Wandsworth Bridge Road

London, SW6 2UL

**Extensively proportioned
retail unit in prime Fulham.**

1,563 sq ft
(145.21 sq m)

- Highly visible street frontage.
- Moments away from Eel Brook Common.
- Significant levels of passing trade.
- Extensive interior proportions.
- Suitable for a variety of uses.

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Summary

Available Size	1,563 sq ft
Rent	£37,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C (73)

Description

The property itself is split over ground and basement levels and offers a delightful frontage with extensive office, backroom and storage facilities at basement level. Having previously been used as a carpeting and interior decoration showroom, the property allows for a variety of uses requiring only minor reconfiguration with a relatively short turnaround time. The majority of the property is set as offices allowing for extensive seating in the rear portion of the premises.

Successful operators serving the area include a variety of Cafés, Restaurants and Barber shops ensuring that the nearby residents and large levels of passing traffic are supplied with everything required.

Location

Wandsworth Bridge Road runs through the heart of Fulham with the premises set almost equidistant between the north junction on Eel Brook Common and Wandsworth Bridge itself. A short walk from Parsons Green, Imperial Wharf and Fulham Broadway offering District Line, Overground and National Rail services.

On top of this there are numerous Bus routes passing the premises connecting to Kensington and the West End alongside Putney and Wandsworth. There are extensive restaurants and local amenities that provide anything required for the daily operation of a successful business.

Terms

Rent: £37,500 per annum.

Rateable Value: £23,500 per annum.

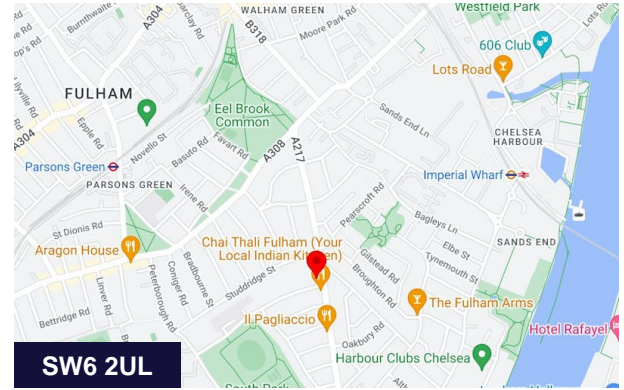
Rates Payable: c.£11,726 per annum.

Lease Terms: Negotiable.

EPC: C (73).

Possession: Full Vacant possession on completion of legal formalities.

Legal Costs: Each party is to pay their own legal costs.



Viewing & Further Information



Chris Ryan

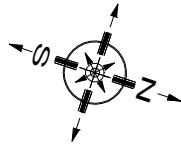
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
crayan@winkworth.co.uk

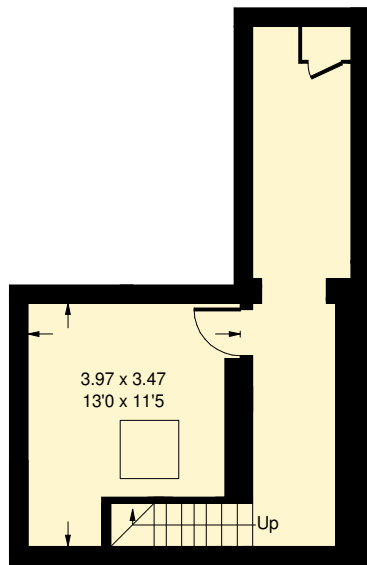
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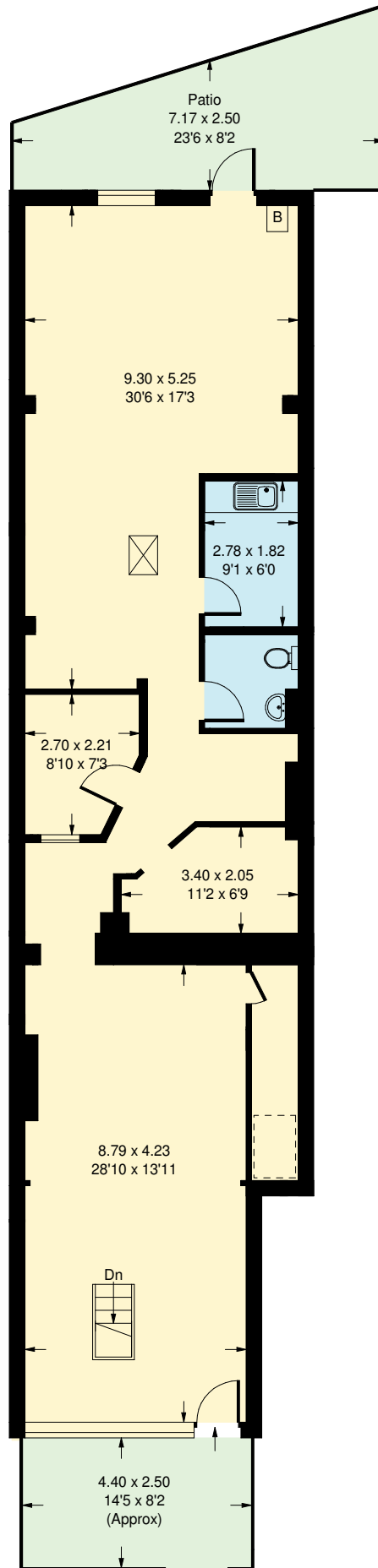
Approx. Gross Internal Area
145.2 sq m / 1563 sq ft



 = Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.